

**1. PRECISION BODY & EQUIPMENT CORP.**  
**(Applicant)**

**01-12-CZ8-2 (01-166)**  
**BCC/District 7**  
**Hearing Date: 4/15/04**

Property Owner (if different from applicant) **CCAL Corporation.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1984	Southern Bell Telephone	Zone change from GU to IU-1.	BCC	Approved
1988	Southern Bell Telephone	- Zone change from IU-1 to BU-3 - Variance of 6' high wall within side street setbacks.	BCC	Approved w/cond.
1990	Southern Bell Telephone	- Rescind and revoke non-use variance of height. - Release declaration of restrictions.	ZAB	Approved w/cond.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Precision Body & Equipment Corp.

**PH:** Z01-166 (01-12-CZ8-2)

**SECTION:** 21-53-41

**DATE:** April 15, 2004

**COMMISSION DISTRICT:** 7

**ITEM NO.:** 1

**A. INTRODUCTION**

**o REQUESTS:**

The applicant is appealing portions of the decision of Community Zoning Appeals Board 8, which denied in part the following, and appealing Conditions #8, 9, and 11 of Resolution CZAB8-35-01.

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU-1 zone to be confined and completely enclosed within a masonry wall not less than 6' in height; to permit outdoor storage of truck-mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).
- (6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated, signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to change the zoning on the subject property from BU-3, Liberal Business District, to IU-1, Light Industrial District, and to submit plans for the industrial development of the site. The requests will also allow a truck body repair shop located closer than permitted to a residentially zoned district to the west, outdoor storage of truck mounted cargo boxes within a 6' high chain link fence in lieu of the required 6' high masonry wall and above the height of the chain link fence, fewer parking spaces than required, fewer trees and shrubs than required, and a larger lawn area than permitted.

o **LOCATION:**

3755 N.W. 30 Avenue, Miami-Dade County, Florida.

o **SIZE:** 3.718 acres.

o **IMPACT:**

The industrial rezoning of the property and site plan submitted will allow the applicant to operate a truck body and equipment repair shop and outdoor storage of truck mounted cargo boxes on the subject site. The requests will bring additional traffic and noise into the area, however, public services will remain within acceptable levels. The non-use variance requests will be intrusive to the surrounding area.

**B. ZONING HEARINGS HISTORY:**

In 1984, the Board of County Commissioners (BCC) rezoned this property from GU, Interim District, to IU-1, Industrial, Light Industrial District. In 1988, the BCC rezoned this site from IU-1 to BU-3, Liberal Business District, and allowed a 6' high wall within the side setback area. In 1990, the Zoning Appeals Board (ZAB) rescinded and revoked the aforementioned 1988 non-use variance request.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **industrial and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-1A; abandoned outdoor flea market	Industrial and Office
<u>Surrounding Properties:</u>	
NORTH: IU-1; truck sales & repair	Industrial and Office

SOUTH:	City of Miami; used car sales	Business and Office
EAST:	IU-1; mini-warehouse facility	Industrial and Office
WEST:	GU; mobile home park	Industrial and Office

This area north of the City of Miami along NW 36 Street is characterized with new and used automobile sales, truck sales, automotive repair businesses and the like. There is an older mobile home park located west of the subject site.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable
Access:	Acceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Unacceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(A)(8).** The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**Section 33-311 (A)(3).** The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

**Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations:** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-311(A)(4)(c). Alternative non-use variance standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**G. NEIGHBORHOOD SERVICES:**

DERM  
Public Works  
Parks  
MDTA  
Fire Rescue  
Police

**No objection\***  
**Objects**  
**No objection**  
**No objection**  
**No objection**  
**No objection**

Schools

No comment

\* subject to conditions stated in their attached memorandum

H. **ANALYSIS:**

On December 4, 2001, pursuant to Resolution CZAB8-35-01, the Community Zoning Appeals Board-8 (CZAB-8) approved Requests #1, 2, 3 and a portion of Request #4 of this application which rezoned the subject site to IU-1, Light Industrial District, approved a site plan for the development of the northerly portion of this site with a truck body and repair shop with the southerly portion remaining vacant, allowed said truck body and repair shop spaced less than 500' from a residentially zoned district to the west, and allowed the outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall. The CZAB-8 denied without prejudice Requests #5, 6, and the remaining portion of Request #4. Those requests sought to allow 30 parking spaces (44 required), fewer lot trees, street trees, and shrubs than required, a greater lawn area than permitted, and to allow storage above the height of the fence. Some conditions (Conditions #8, 9, and 11) imposed by the CZAB-8 in connection with the approval of Requests #2, 3, and a portion of 4 include that no outside storage be above the height of the fence/wall, that a 6' high wall be installed along the west side of the property and meet all code required setbacks and safe sight distance triangle requirements, and limited the outdoor storage to the areas shown on the approved site plan.

The applicant is appealing the portions of the decision of Community Zoning Appeals Board #8, which denied Requests #5, 6, and a portion of Request #4, and is appealing Conditions #8, 9, and 11 of Resolution CZAB8-35-01. According to the appeal filed by the applicant, it is the applicant's contention that the required landscaping will achieve the purpose of buffering this site from public view and therefore the required 6' high wall should not be necessary and would actually be a hardship due to the necessary maintenance from graffiti and vandalism.

The site plan submitted by the applicant depicts the development of the northerly portion of the site with a truck body and repair shop and the southerly portion of the property would remain as open area. The truck body repair bays and offices would be located within the existing building on the site. Parking spaces and a storage area would be located to the south of the existing building and a second storage area would be located along the east property line. Access to the northerly portion of the site would be provided from NW 30 Avenue. There is an existing 6' high chain link fence along the north, east, and west perimeters of the site and a 6' high chain link fence separates the northerly portion of the site from the southerly portion of the site. Other than an open area, the plans do not indicate the future use of the southerly portion of the property.

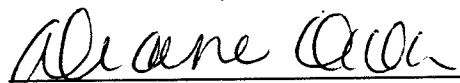
The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department objects** to Request #5 as stated in their memorandum.

Staff does not support the appeal of those portions of this application that were denied and the appeal of Conditions #8, 9, and 11 that were imposed by the Community Zoning Appeals Board-8. Said denied requests are excessive and would be **incompatible** with the surrounding area. In addition, the imposed conditions (which were recommended by staff) were intended to minimize the negative impact that the proposed use would have on adjacent properties. Allowing the storage of truck mounted storage boxes or any other type of storage above the height of the fence would be visually intrusive to the surrounding area and would cause a safety issue should any type of storage material fall over the fence onto the adjacent rights-of-way. The deficiency of landscaping (lot trees, street trees, and shrubs) would not sufficiently buffer the proposed use from the surrounding area and would further contribute to the intrusiveness of the proposed use to this neighborhood. The required wall along the west property line and the required landscaping will buffer the negative impacts from the outdoor storage from the adjacent neighborhood, particularly from the mobile home park to the west. Staff notes that the required landscaping along the wall would deter graffiti. Allowing fewer parking spaces than required could lead to the overflow parking of vehicles on this neighborhood's swales, rights-of-way, and properties under different ownership, which would be detrimental to same. The plans that were submitted for the hearing by the applicant specifically depicted two outdoor storage areas and the CZAB-8. limited the outdoor storage use to said specific areas. Allowing any additional outdoor storage anywhere else on the property, including the area depicted to remain as open area would be overly intensive for this site and intrusive to the surrounding neighborhood. The aforementioned requests do not maintain the basic intent and purpose of the zoning and land use regulations. Noting that the denial of the requests and the imposed conditions were intended to reduce the impact of the facility on the adjacent community staff recommends denial without prejudice of this appeal.

I. **RECOMMENDATION:** Denial of the appeal.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/05/01  
DATE TYPED: 11/17/01  
DATE REVISED: 11/29/01; 03/16/04  
DATE FINALIZED: 04/01/04  
DO'QW:AJT:MTF:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O'Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 5, 2003

SUBJECT: #Z2001000166-Revised  
Precision Body & Equipment  
3755 NW 30<sup>th</sup> Avenue  
DBC from BU-3 to IU-1, SE for Site  
Plan Approval and Companion NUV's  
(3.718 Ac.) 21-53-41

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is an 8-inch gravity main located approximately 500 feet from the property. Pursuant to the request the subject property is within feasible distance for connection to the public sanitary sewer system as defined in Section 24-3 of the Code. Furthermore, Section 24-13(6) of the Code requires that non-residential land uses shall be served by public water and by public sanitary sewers. Additionally, pursuant to the provisions of Section 24-13(6) of the Code the owner of the property has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County, committing to connection to the public sanitary sewer system. Therefore, DERM may approve the request and it may be scheduled for public hearing.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an



interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

An on-site inspection revealed the presence of three specimen-sized (trunk diameter  $\geq 18''$ ) Ficus aurea trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees,

whenever reasonably possible, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The specimen-sized trees do not appear to be impacted by the development. Therefore, this office has no objection to the approval of this application.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

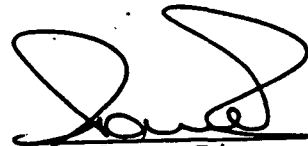
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Precision Body & Equipment Corp.

This Department objects to this application.

This Department objects to the variance to permit 30 parking spaces (44 parking spaces required).

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.L.S.

NOV. 16 2001

Date

**RESOLUTION NO. CZAB8-35-01**

**WHEREAS, PRECISION BODY & EQUIPMENT CORP.** applied for the following:

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU district to be confined and completely enclosed within a masonry wall not less than 6' in height; to waive same to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).
- (6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** All of Tract "A", NORANTONIO ACRES, Plat book 127, Page 57.

**LOCATION:** 3755 N.W. 30 Avenue, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to IU-1 (Item #1) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the requested special exceptions (Items #2 & 3) and the portion of the requested non-use variance of zoning requirements, as modified to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall along the north, south and east property lines only (Item #4) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exceptions (Items #2 & 3) would not have an adverse impact upon the public interest and should be approved, and that the portion of the requested non-use variance of zoning requirements to permit storage above the height of the fence (Item #4), the non-use variance of parking requirements (Item #5) and the non-use variance of landscape requirements (Item #6) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve Items #1 – 3, and the portion of Item #4 as modified to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall along the north, south and east property lines only, and to deny without prejudice the portion of Item #4 to permit storage above the height of the fence and Items #5 & 6 was offered by Kerli Cileli, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Bennie Dawson	absent
Bertha M. Carswell	nay	Arthemon Johnson	aye
Kerly Cileli	aye	Margaret Rudolph	nay
Billy Hester		aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to IU-1 be and the same is hereby approved and said property is hereby zoned accordingly.

*BE IT FURTHER RESOLVED* that the requested special exceptions (Items #2 & 3) and the portion of the non-use variance of zoning requirements, as modified to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall along the north, south and east property lines only (Item #4) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled " Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Except as modified herein to provide the required landscaping and the required wall along the west side of the subject property.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That the applicant comply with all the conditions and requirements of the Public Works Department.
7. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).
8. That there shall be no outside storage above the height of the fence/wall.
9. That the required 6 ft. high masonry wall be installed on the west side of the property. Said wall shall meet all code required setbacks and safe site distance triangle requirements.
10. That all temporary structures on the portion of the property indicated for open storage area be removed within 90 days of final approval of this application.
11. That the outdoor storage be limited only to the areas shown on the site plan. Said areas shall be the 56 ft. x 6 ft. storage area to be located along the east side of the property and the 46 ft. x 5 ft. storage area to be located to the north of the portion of the property designated as open area.
12. That all the required landscaping be provided.

*BE IT FURTHER RESOLVED*, that the portion of the requested non-use variance of zoning requirements to permit storage above the height of the fence (Item #4), and the requested non-use variance of parking requirements (Item #5) and the non-use variance of landscape requirements (Item #6) be and the same are hereby denied without prejudice.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 4<sup>th</sup> day of December, 2001.

Hearing No. 01-12-CZ8-2  
eo

Corrected 01/09/02  
21-53-41/01-166

Page No. 4

CZAB8-35-01

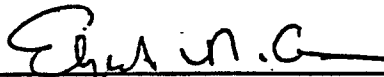
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

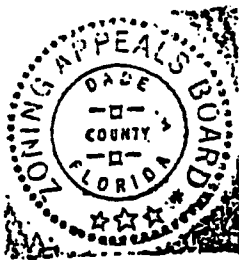
I, Elizabeth N. Owens, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-35-01 adopted by said Community Zoning Appeals Board at its meeting held on the 4<sup>th</sup> day of December, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 7<sup>th</sup> day of January, 2002.



Elizabeth N. Owens, Deputy Clerk  
Miami-Dade County Department of Planning and Zoning

SEAL





PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY tw AMOUNT OF FEE 399.00

RECEIPT# I 2001 01 633

DATE HEARD: 12/04/01

BY CZAB# Area 8/ District 7

RECEIVED  
DEC 21 2001

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY E. Wells

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for Appeal.

RE: Hearing No. CZ8-2/01-166

Filed in the name of (Applicant) PRECISION BODY & EQUIPMENT CORP.

Name of Appellant, if other than applicant S/A

Address/Location of APPELLANT'S property: 3755 N.W. 30 Ave., Miami, FL 33142

Application, or part of Application being Appealed (Explanation): We are herewith appealing conditions numbers 8, 9, and 11 of the recommendation made by staff for this application. (Please note that the resolution for this hearing has not yet been published and therefore appellant respectfully requests the right to amend this petition of appeal subsequent to receipt of the aforesaid resolution).

Appellant (name): Precision Body & Equipment

hereby appeals the decision of the Miami-Dade County Community Zoning appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The predominate reason for appealing the above mentioned conditions are as follows:

1. condition 4 requires the applicant to submit to the department a landscaping plan, which will expand the existing landscaping at the site substantially. It is the applicants contention that additional landscaping will achieve the purpose of buffering this site from public view and therefore the required 6 ft. masonry wall is not necessary; said required wall would actually be a hardship because of the necessary maintenance due to graffiti and vandalism.

**APPELLANT'S AFFIDAVIT OF STANDING**

(It be signed by each Appellant)

STATE OF FLA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared STEFAN LUND, PRES  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision. PRECISION BODY + EQPT CORP

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
- ☒ 2. Original Applicant
- ☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

[Signature]

Appellant's signature

STEFAN LUND, PRES.

Print Name

PRECISION BODY + EQPT CORP

Sworn to and subscribed before me on the 10 day of DECEMBER, year 2001

Appellant is personally know to me or has produced \_\_\_\_\_ as  
identification.

[Signature]

Notary

(Stamp/Seal)

Commission Expires:

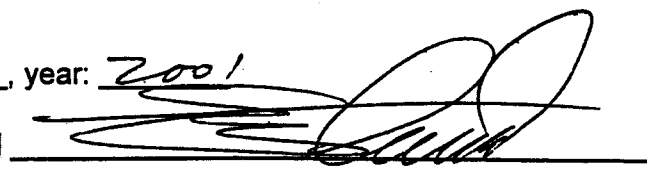


Norris R. Sandals  
Commission #00829630  
Expires May 9, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

APPELLANT MUST SIGN THIS PAGE

Date: 10 day of DECEMBER, year: 2001

Signed



STEFAN LUND, Pres.  
Print Name

3755 NW 30 AVE  
Mailing Address

MIAMI, FLA 33142

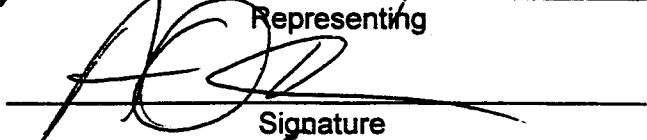
(305) 633-8199  
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

PRECISION BODY + EQPT. CORP.

Representing



Signature

AMADOR (Rocky) ODIO  
Print Name

4713 SW 8TH ST.  
Address

MIAMI FLA 33134  
City State Zip

(305) 803-3490  
Telephone Number

Subscribed and Sworn to before me on the 10 day of Dec, year 2001



Notary Public

(stamp/seal)



Norris R. Sandals  
Commission # OC 829630  
Expires May 9, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

Commission expires:

# TEAM METRO MELROSE OFFICE

## ENFORCEMENT HISTORY

Precision Body & Equipment Corp.  
**APPLICANT**

3755 NW 30 Avenue  
**ADDRESS**

4/15/2004  
**DATE**

01-166  
**HEARING NUMBER**

### Enforcement History

On March 24, 2004 research of the Miami-Dade County databases reveal that there are active cases in the SEFA and the CMS programs for the subject property. CMS shows fifteen Compliance cases open on folio 3031210540010 a/k/a 3755 NW 30 Avenue. This one folio is shared by two tenants.

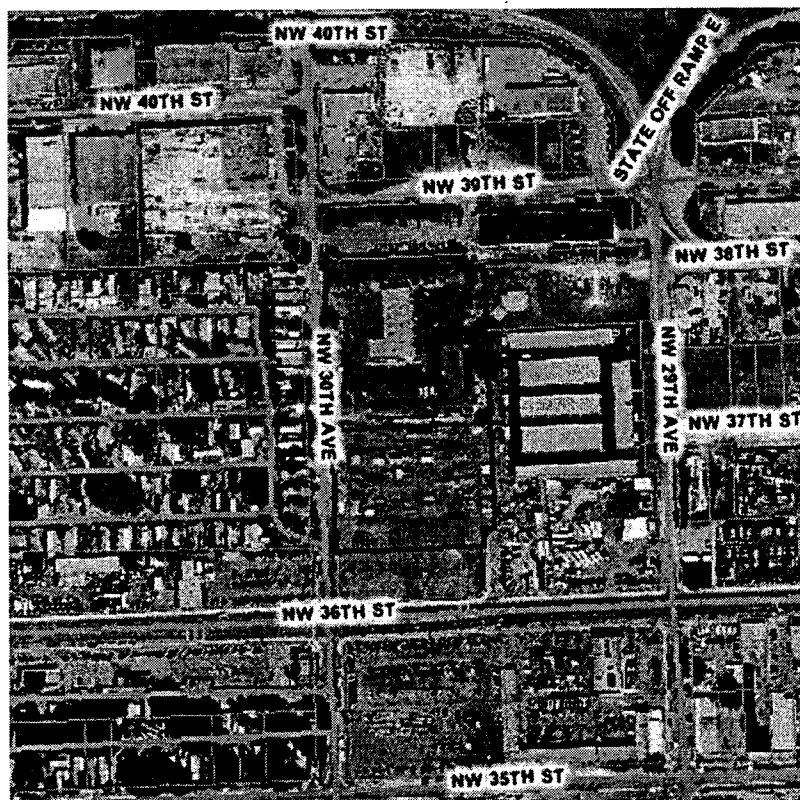
Only one case (200113000138) is assigned to the applicant, Precision Body & Equipment. The two Civil Violation Notices issued deal with failure to comply with the enclosed use ordinance. One CVN is issued to this applicant and one is issued to the property owner, C.C.A.L. Corporation. Civil violation notices (788996 & 788997) are currently open with a non-compliance status and with unpaid CVN's. Although Team Metro provided an extension for the applicant to apply for a hearing to attempt to legitimize the outside storage issue at the body repair shop business, the civil violation notices still have not been paid.

On the second half of this folio is an illegal flea market. A fence divides the folio; with one tenant being on each side of the fence. A Certificate of Use has not been issued to this property to conduct a flea market, yet a flea market is conducted every Saturday and Sunday. Previously, CVN's were issued to C.C.A.L. for creating the new use of a Flea Market without a Public Hearing. These CVN's were paid and the case was put on hold due to legal issues surrounding Hearings for Unusual Use applicants.

Once Hearings pertaining to Unusual Uses were again resumed by DP&Z, and in that the property owner still had not applied for the hearing; a site inspection was conducted with the Department of Agriculture and the DBPR Health and Restaurant Division. This inspection produced numerous violations relating to the food vendors and Team Metro issued (13) Warning Notices for illegal food vendors. Subsequently, C.C.A.L. removed all the food vendors from the location and has applied for a Public Hearing with DP&Z. The merchandise Flea Market continues to operate pending the outcome of that Hearing.

On March 24, 2004 a complete review of the properties exterior was conducted. On the portion occupied by the applicant, (Precision Body & Equipment), there are numerous containers placed on the property which they use for storage of truck parts and other items. Some of the containers are next to the property line, others are placed throughout the east side of the property. Five to fifteen trucks are stored on the property at any given time, either waiting to be serviced or to be sold. Precision Body & Equipment is currently engaged in manufacturing truck bodies, installing lift gates, hoists and ramps to these trucks. They are not engaged in any auto mechanic work or painting on site, but purportedly send that work out to subcontractors.

On the portion occupied by the Flea Market, the entire area is vacant during most of the week. Nearing the weekend, the property houses aluminum structures, canopies and other structural items that during the weekend become individual sales booths.

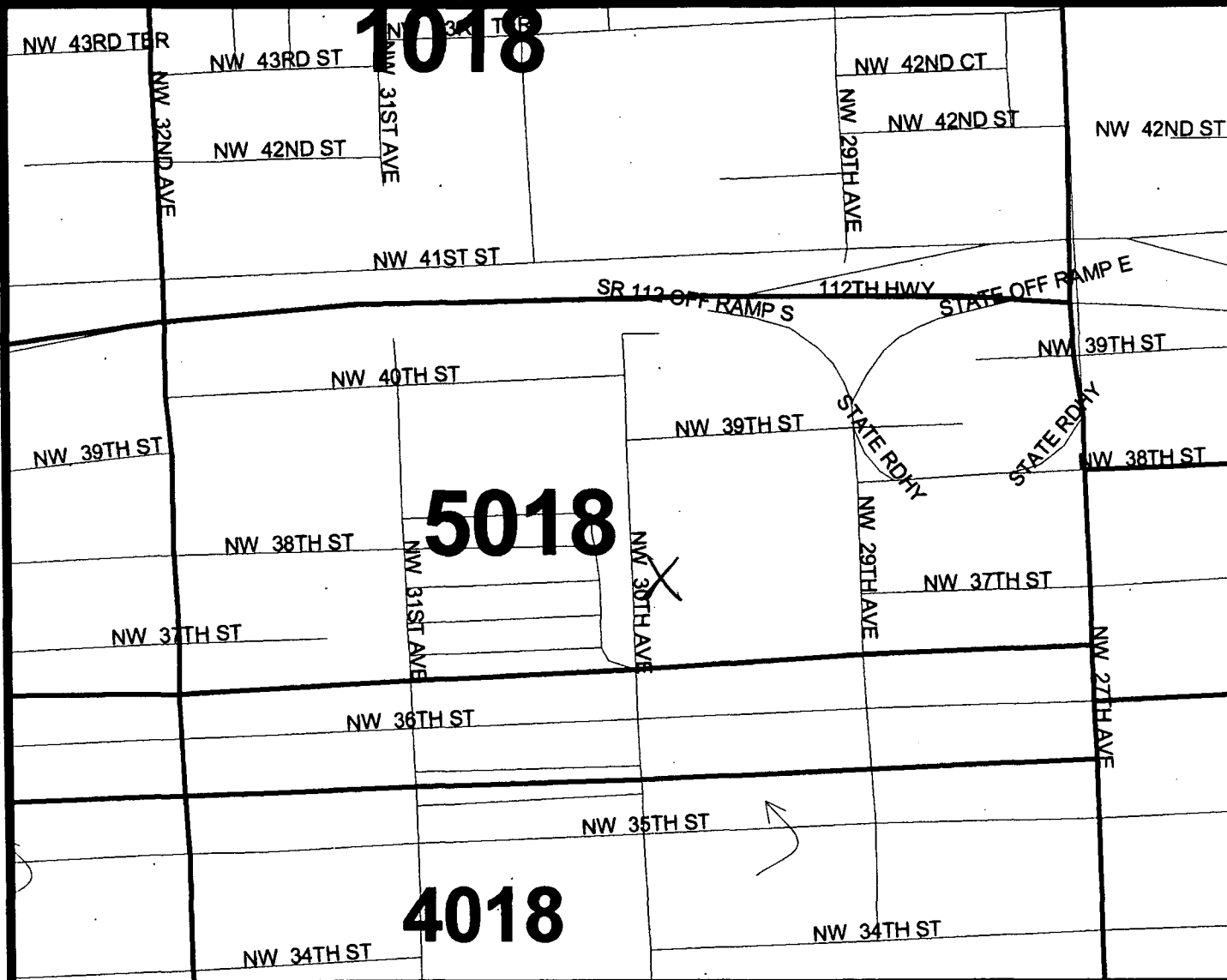


see 01-166

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Miami-Dade Police Department  
Target Area - Police Grid(s): 5018  
Precision Body & Equipment Corp.; Hearing # 01-166



1018

5018

4018

Police Grids Boundaries  
Boundary

MDPD Crime Analysis System  
March 23, 2004  
Data in this document represents  
successfully geocoded attributes.

0 0.04 0.08 Miles





**Miami-Dade Police Department**  
**Address Query for Events occurring at 3755 NW 30 AV**  
**For 1/1/02 Thru 2002-12-31**

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "J", "C", "D", "H", "Q", "F", "K", "N", "M", " ", "ZZ", "P" ) and Dis.Incident Address contains "3755 NW 30 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB' .

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
3755 NW 30 AV	N	5018	2	03/29/2002	0172023A		54	12:27:00	12:43:00	12:55:00	N2504
3755 NW 30 AV	N	5018	2	08/01/2002	0424926A		25A	21:05:00	22:14:00	22:23:00	N3508
3755 NW 30 AV	N	5018	2	05/16/2002	0268354A		25A	03:14:00	03:21:00	03:31:00	N1305
3755 NW 30 AV	N	5018	2	05/15/2002	0268028A		25A	21:36:00	21:58:00	22:02:00	N3508
3755 NW 30 AV	N	5018	2	02/08/2002	0074522A		25A	06:29:00	07:25:00	07:37:00	N2505

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# Miami-Dade Police Department

## Address Query for Events occurring at 3755 NW 30 AV

### For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "E", "J", "C", "D", "H", "Q", "I", "K", "N", "M", " ", "ZZ", "P" ) and Dis.Incident Address contains "3755 NW 30 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
3755 NW 30 AV	N	5018	2	05/11/2003			15	20:48:55	20:48:55	20:53:46	
3755 NW 30 AV	N	5018	2	05/11/2003			15	14:37:06	14:37:06	14:46:08	
3755 NW 30 AV	N	5018	2	05/02/2003			15	04:40:02	04:40:02	04:40:02	N1307
3755 NW 30 AV	N	5018	2	03/07/2003			15	06:01:41	06:01:41	06:01:41	N2711
3755 NW 30 AV	N	5018	2	03/07/2003			15	06:00:33	06:00:52	06:00:52	N1501
3755 NW 30 AV/PRECISION AUTO	N	5018	2	07/09/2003		2	15	09:33:57	09:33:57	09:34:36	N2206
3755 NW 30 AV/PRECISION AUTO	N	5018	2	07/09/2003		2	15	09:31:53	09:32:35	09:37:42	
3755 NW 30 AV/PRECISION AUTO	N	5018	2	07/09/2003		2	15	09:32:58	09:32:58	09:32:58	N2206
3755 NW 30 AV	N	5018	2	05/11/2003	0252179B		25A	20:32:52	20:48:35	20:53:46	N3302
3755 NW 30 AV	N	5018	2	05/11/2003	0251563B		25A	14:10:37	14:36:40	14:41:00	N3201
3755 NW 30 AV	N	5018	2	05/06/2003	0242164B		25A	19:09:02	20:19:21	20:30:00	N3503
3755 NW 30 AV	N	5018	2	05/02/2003	0232545B		25A	04:39:26	04:39:53	04:39:53	N1307
3755 NW 30 AV	N	5018	2	05/02/2003	0232496B		25A	03:26:50	03:27:04	03:35:04	N1302
3755 NW 30 AV	N	5018	2	03/17/2003	0144673B		25A	20:28:23	20:31:45	20:36:45	N3406
3755 NW 30 AV	N	5018	2	03/07/2003	0123238B		25A	06:00:33	06:00:52	06:00:52	N2711
3755 NW 30 AV	N	5018	2	11/28/2003	0635567B		26C	13:24:35	14:26:32	14:32:32	N6226
3755 NW 30 AV	N	5018	2	11/20/2003	0620931B		26C	10:35:38	11:05:15	11:09:00	N2201
3755 NW 30 AV/PRECISION AUTO	N	5018	2	07/09/2003		3	32	09:34:30	09:34:46	09:34:46	N0000

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# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "5018" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
5018	13	SPECIAL INFORMATION/ASSIGNMENT	114
	14	CONDUCT INVESTIGATION	135
	15	MEET AN OFFICER	400
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	53
	18	HIT AND RUN	16
	19	TRAFFIC STOP	193
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	39
	25	BURGLAR ALARM RINGING	100
	26	BURGLARY	50
	27	LARCENY	20
	28	VANDALISM	13
	29	ROBBERY	7
	32	ASSAULT	62
	33	SEX OFFENSE	3
	34	DISTURBANCE	166
	36	MISSING PERSON	10
	37	SUSPICIOUS VEHICLE	9
	38	SUSPICIOUS PERSON	4
	39	PRISONER	57

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# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "5018" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
5018.	41	SICK OR INJURED PERSON	14
	43	BAKER ACT	1
	44	ATTEMPTED SUICIDE	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	18
	54	FRAUD	4
Total Signals for Grid 5018 :			1507
Total Reported: 1046			Total Not Reported: 461

Total for All Grids : 1507

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# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "5018" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
5018	13	SPECIAL INFORMATION/ASSIGNMENT	127
	14	CONDUCT INVESTIGATION	114
	15	MEET AN OFFICER	409
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	63
	18	HIT AND RUN	11
	19	TRAFFIC STOP	195
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	19
	22	AUTO THEFT	34
	25	BURGLAR ALARM RINGING	83
	26	BURGLARY	61
	27	LARCENY	21
	28	VANDALISM	7
	29	ROBBERY	7
	32	ASSAULT	69
	33	SEX OFFENSE	3
	34	DISTURBANCE	146
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	14
	38	SUSPICIOUS PERSON	5
	39	PRISONER	62

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "5018" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
5018.	41	SICK OR INJURED PERSON	15
	43	BAKER ACT	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	24
	54	FRAUD	6
	55	WEAPONS VIOLATION	1
Total Signals for Grid 5018 :			1517
Total Reported: 1051			Total Not Reported: 466

**Total for All Grids : 1517**

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Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AO

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 5018

<b>PART I Crimes</b>	<b>Total Crimes</b>
110A - RAPE	1
130A - AGGRAVATED ASSAULT	4
2200 - BURGLARY	15
230F - SHOPLIFTING FROM A MOTOR VEHICLE	16
230G - SHOPLIFTING ALL OTHERS	19
2400 - MOTOR VEHICLE THEFT	12



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AG

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 5018

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>130B - SIMPLE ASSAULT</b>	<b>12</b>
<b>350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF</b>	<b>10</b>
<b>260A - FRAUD CON/SWINDLE/FALSE PRET.</b>	<b>1</b>
<b>260D - IMPERSONATION</b>	<b>1</b>

**Grand Total: 91**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C' ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and Ol.Grid in ( "5018" ) ) and Ol.Reporting\_Agency\_Code = "030"



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AO

Reporting Agency: MDPD

From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 5018

<b>PART I Crimes</b>	<b>Total Crimes</b>
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	6
2200 - BURGLARY	18
230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
230G - SHOPLIFTING ALL OTHERS	23
2400 - MOTOR VEHICLE THEFT	6

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Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AC

Reporting Agency: MDPD

From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 5018

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	15
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	17
350B - ILLEGAL DRUG EQUIPMENT	4
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	1

Grand Total: 106

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C' ) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and OI.Grid in ( "5018" ) ) and OI.Reporting\_Agency\_Code = "030"

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### DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Precision Body & Equipment Corp.

#### CORPORATION NAME

#### NAME, ADDRESS AND OFFICE

#### Percentage of Stock

William H. Hicks  
3755 N. W. 30th Avenue  
Miami, FL 33142

100%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

#### TRUST NAME

#### NAME AND ADDRESS

#### Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**PARTNERSHIP OR LIMITED PARTNERSHIP NAME**

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**NAME**

**NAME, ADDRESS AND OFFICE (If applicable)**

**Percentage of Interest**


Date of contract: \_\_\_\_\_

Page 3

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.


For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: William M. Hicks

(Applicant) Precision Body & Equipment Corp.

Sworn to and subscribed before me,

this 27th day of September, 2001

Norris R. Sandals

Notary Public, State of Florida at Large

My Commission Expires:

May 9th 2003



(SEAL)

Norris R. Sandals  
Commission # OC 829630  
Expires May 9, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CCAL CORP

CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Frank ALONSO

49%

ALBERTO LOPEZ

51%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

\_\_\_\_\_  
NAME

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: E. Alfonso

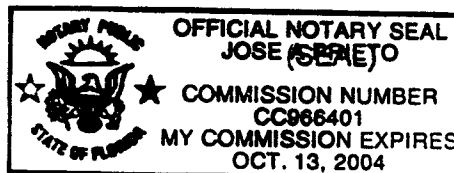
(Applicant) CCAL Corp V.P

Sworn to and subscribed before me,

this 8 day of August, 2001

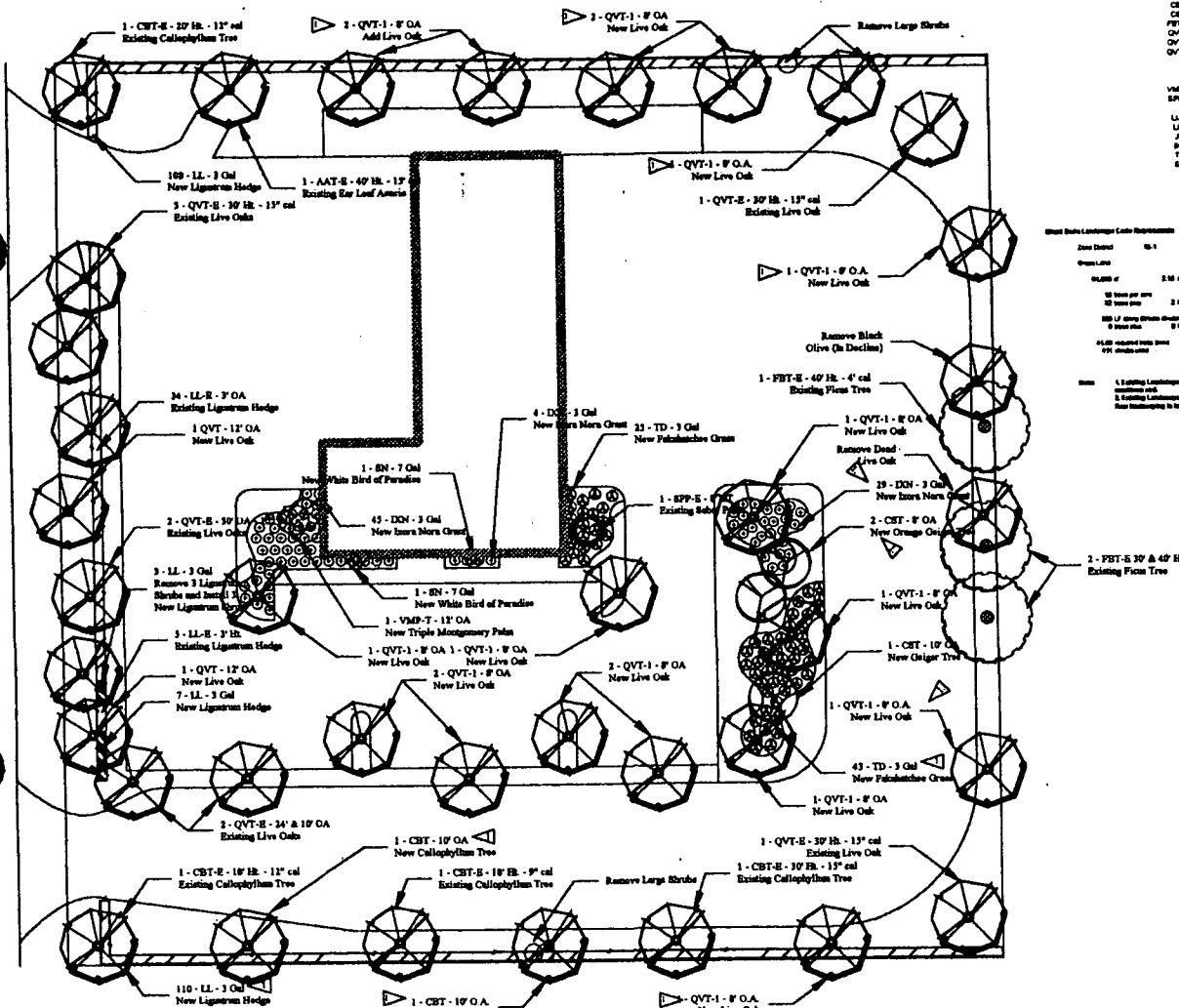
[Signature]

Notary Public, State of Florida at Large



My Commission Expires:

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



Species	Sex	banding	Remarks	Observer	Time	Notes
ANT-5	1		Scrubby bush	2nd level Alder	40 PM	No
CB-8	4		Calophyllum trementum	Shaded Forest	1:30 37 S 1:2 39 PM	No
CBT-3	2		Calophyllum trementum	Primary Forest	1:17 CA	No
CBT-3	3		Calophyllum trementum	Orange Gorge Trail	7:04	Yes
PTT-6	3		Pisonia long	Forest Trail	7:20 41 S 37 PM	No
QV-2	2		Quercus agrifolia	Lake Oak Trail	1:12 CA	Yes
QV-1.4	11		Quercus agrifolia	Lake Oak Trail	1:12 CA	Yes
QV-1.4	2		Quercus agrifolia	Lake Oak Trail	7:00 39, 1:24 2, 1:12	Yes
			Remove Dead Oaks			
			Remove Dead Oaks in Decid			
WSP-1	1		Wichita monophylla	Interagency Park - Traps 17, 8, 4, 16		No
SPP-4	1		Salix pendula	Campbell Pass	9 CT	Yes
LI-8	143		Liquidambar styrac	Orange Forest	7 PM	No
LI-134			Liquidambar styrac	Orange Forest	3 Oatons	No
JV-3	3		Liquidambar styrac	Wet Juncos	3 Oatons	No
BOI-76			Malva sp. Crest	Pine Sals	3 Oatons	No
TD-86	24		Trichostema dendroica	F. marshes Green	3 Oatons	Yes
TD-86	2		Trichostema dendroica	Wet side of Prairie	3 Oatons	Yes

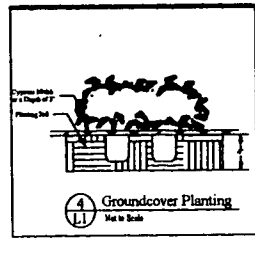
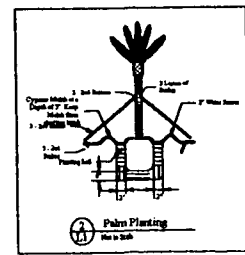
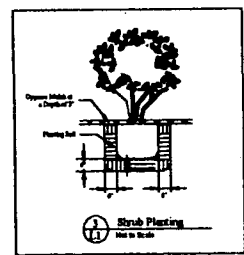
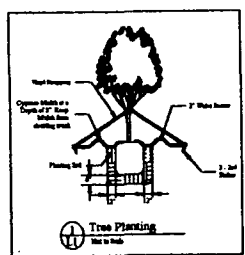
Y20

Remove a Little Liquidambar shown on photo

Remove 3 small Liquidambar on side of photo


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- [illegible]



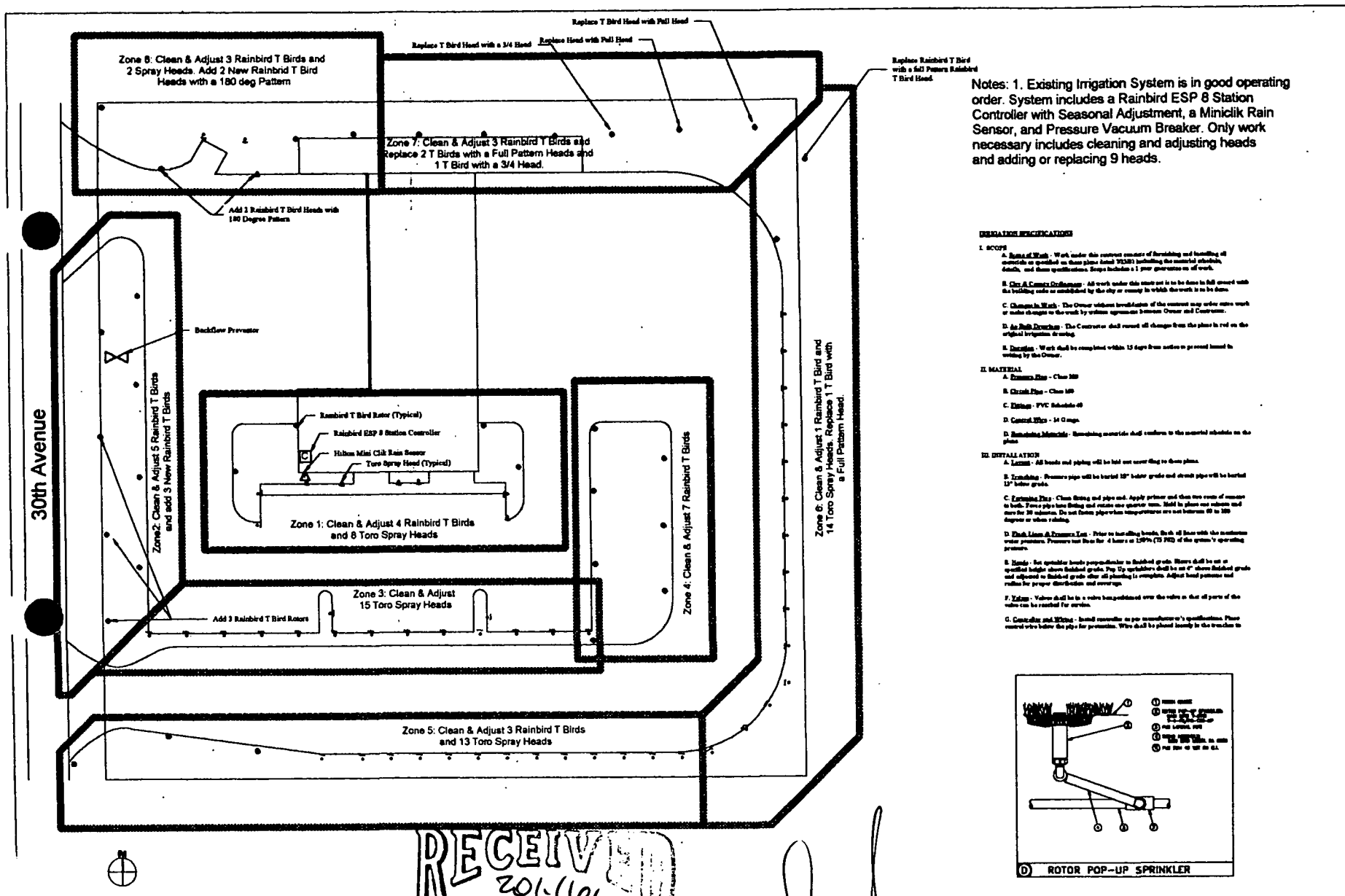
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AUG 03 2001

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY lee



Revisions: A Aug. 1, 2001   	
<b>Precision Auto</b> <b>Stefan Lund</b> <b>3755 NW 30th Ave;</b> <b>Miami, FL</b>	
<div style="text-align: center;">    <b>Neitzel Design Group</b> </div> <div style="text-align: center;"> <b>LANDSCAPE ARCHITECTURE</b>  <b>LAND &amp; ENVIRONMENTAL PLANNING</b>          PO Box 52342, South Miami, FL 33156-2342          Dade: 305/477-6971 Fax: 305/438-4813       </div>	
<b>LANDSCAPE PLAN</b>	
<b>SCALE 1" = 20'-0"</b>	
<b>DRAWN BRN</b>	
<b>JOB PA-01-04</b>	
<b>DATE 7/22/2001</b>	
<b>SHEET:</b> <div style="text-align: center; font-size: 2em;">L-1</div> <div style="text-align: center;">1 of 2</div>	

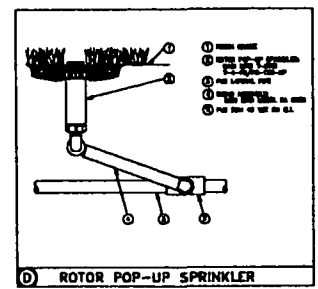
40



Notes: 1. Existing Irrigation System is in good operating order. System includes a Rainbird ESP 8 Station Controller with Seasonal Adjustment, a Miniclik Rain Sensor, and Pressure Vacuum Breaker. Only work necessary includes cleaning and adjusting heads and adding or replacing 9 heads.

**DETAILED SPECIFICATION**

- I. SCOPE
  - A. Range of Work - Work under this contract consists of furnishing and installing all materials as specified on these plans (and VCB) including the material schedule, details, and these specifications. Scope includes a 1 year guarantee on all work.
  - B. See A. Owner's Obligations - All work under this contract is to be done in full accord with the building code as mandated by the city or county in which the work is to be done.
  - C. Changes in Work - The Owner without investigation of the contract may order extra work or make changes to the work by written agreement between Owner and Contractor.
  - D. As Built Drawings - The Contractor shall record all changes from the plans in red on the original drawings during the project.
  - E. Duration - Work shall be completed within 15 days from notice to proceed issued by writing by the Owner.
- II. MATERIAL
  - A. Pressure Pipe - Class 150
  - B. Control Pipe - Class 150
  - C. Drainage - PVC Schedule 40
  - D. Control Valve - 3/4" O.D.
  - E. Branching Materials - Branching materials shall conform to the material schedule on the plans.
- III. INSTALLATION
  - A. Layout - All heads and piping will be laid out according to these plans.
  - B. Excavation - Pressure pipe will be buried 18" below grade and control pipe will be buried 12" below grade.
  - C. Finishing Pipe - Clean fittings and pipe end. Apply primer and then two coats of mastic to both. Then pipe into fitting and secure one quarter turn. Seal in place and return and move for 30 minutes. Do not force pipe when temperatures are not between 60 to 100 degrees or when raining.
  - D. Check Lines & Pressure Test - Prior to handling heads, flush all lines with the maximum water pressure. Pressure test lines for 4 hours at 150% (75 PSI) of the system's operating pressure.
  - E. Heads - Set sprinkler heads perpendicular to finished grade. Heads shall be set at specified height above finished grade. Pop Up sprinklers shall be set 4" above finished grade and adjusted to finished grade after all planting is complete. Adjust head pressure and radius for proper distribution and coverage.
  - F. Valves - Valves shall be in a valve compartment over the valve so that all parts of the valve can be reached for service.
  - G. Control and Wiring - Install materials as per manufacturer's specifications. Place control wire below the pipe for protection. Wire shall be placed loosely in the trenches to



Revisions:


**Precision Auto**  
Stefan Lund  
3755 NW 30th Ave.  
Miami, FL

**LANDSCAPE ARCHITECTURE**  
**LAND & ENVIRONMENTAL PLANNING**  
Neitzel Design Group  
PO Box 422662, Suite 100, Ft. Lauderdale, FL 33304-2662  
Phone: 305/477-6871 Fax: 305/477-6871

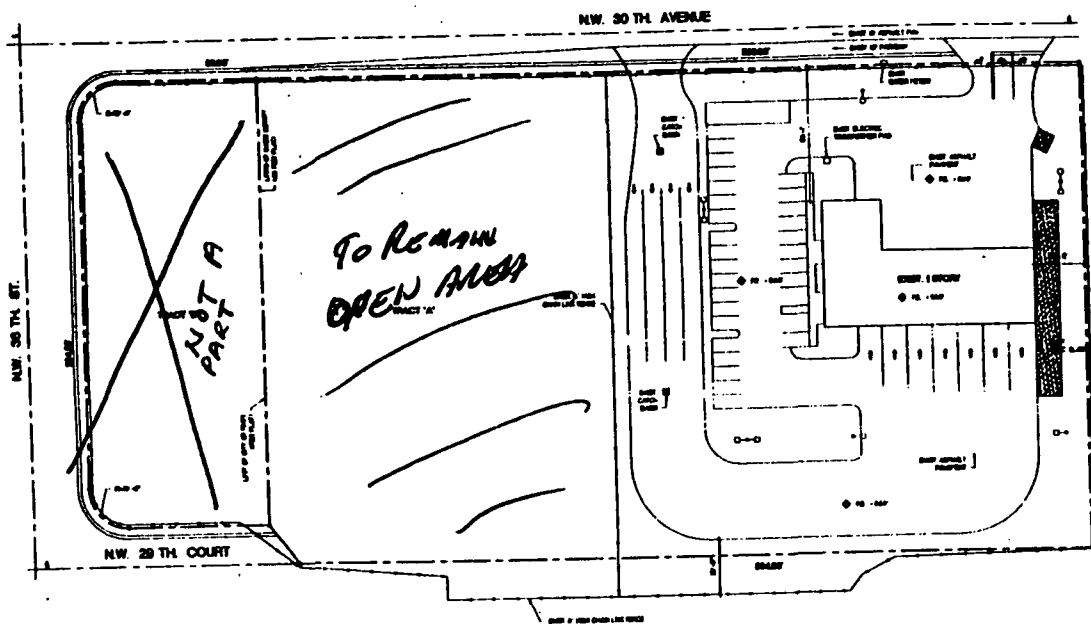
IRRIGATION PLAN
SCALE 1" = 20'-0"
DRAWN SPH
JOB PA-01-04
DATE 7/22/2001
SHEET: L-2
2 of 2

**RECEIVED**  
201-1161  
AUG 03 2001

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY me

*[Handwritten signature]*





LEGAL DESCRIPTION

TRACT A AND B OF THE PLAT OF THE PLAT  
 TRACT A AND B OF THE PLAT OF THE PLAT  
 TRACT A AND B OF THE PLAT OF THE PLAT

DATE	BY	REVISION

NOTES

01-1660

DATE	1/10/00
BY	AS
SCALE	1" = 10'
SHEET	A-1
TOTAL	1 OF 1

*Signature*



**GIORGIO BALLI AIA**  
 ARCHITECT  
 3330 CORAL WAY #2 MIAMI, FL 33143  
 (305) 555-1000

**AS-BUILT PLANS**  
 PREPARED BY  
 DATE

DATE	1/10/00
BY	AS
SCALE	1" = 10'
SHEET	A-1
TOTAL	1 OF 1

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Complete form

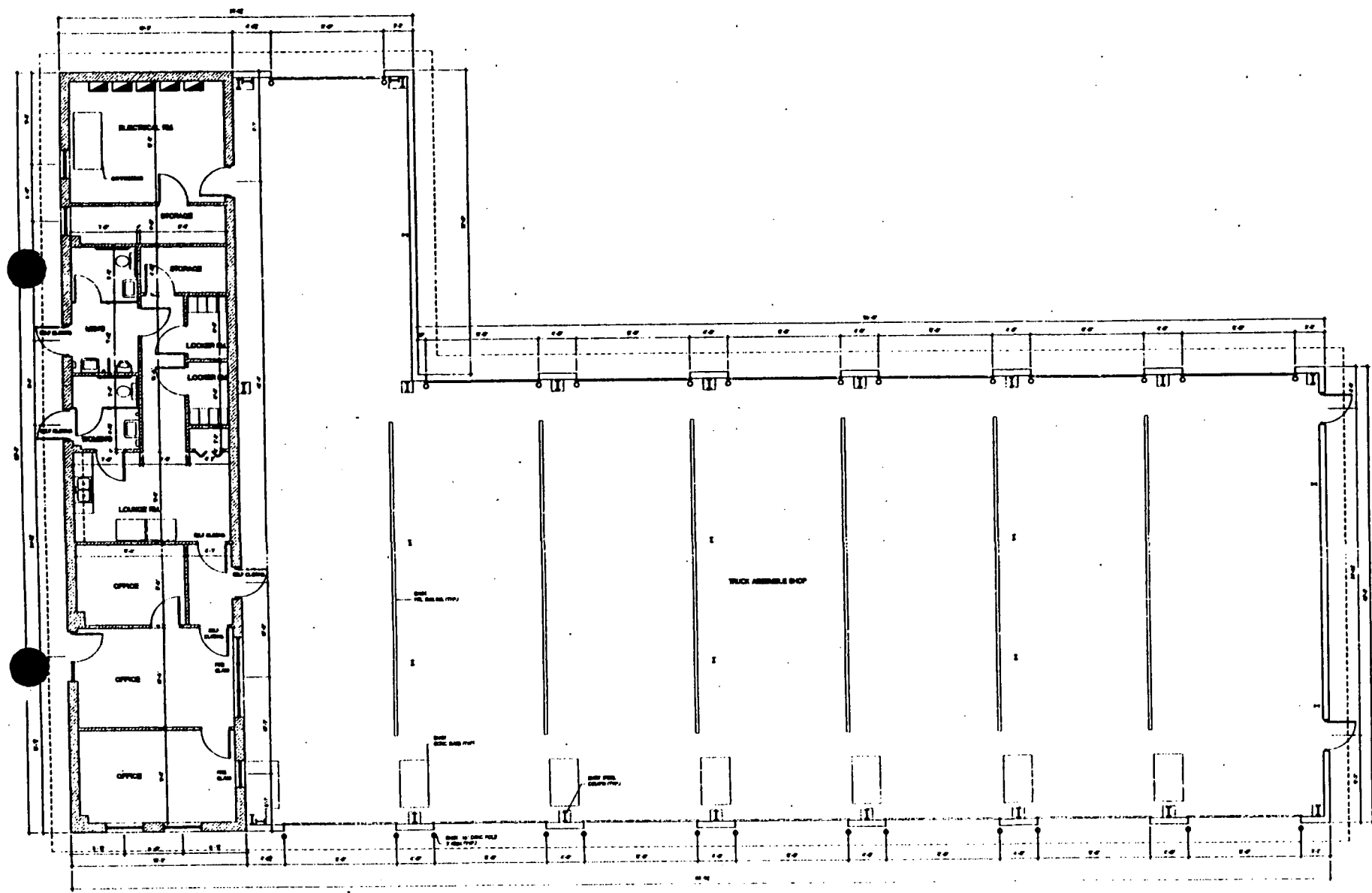
**AS-BUILT PLANS**  
**STEWART LANE**  
**8705 HWY 20 NW, DUNWOODY, FL 32622**

**GEORGIO BALLI ALA**  
ARCHITECT  
200 CONN. HWY. #1, NEWA, N. J. 07149  
(201) 355-2000

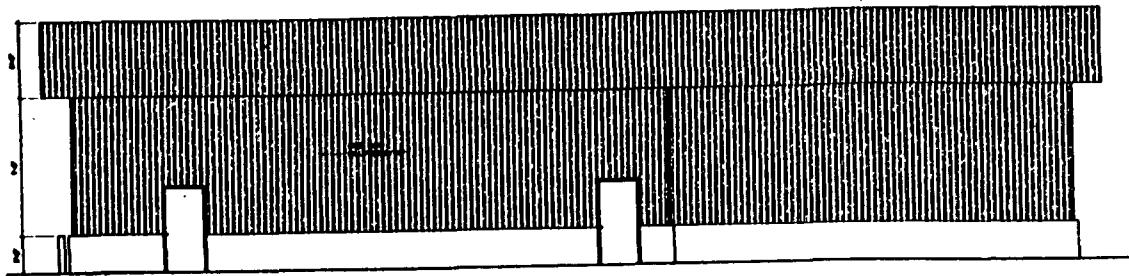


7/1/88

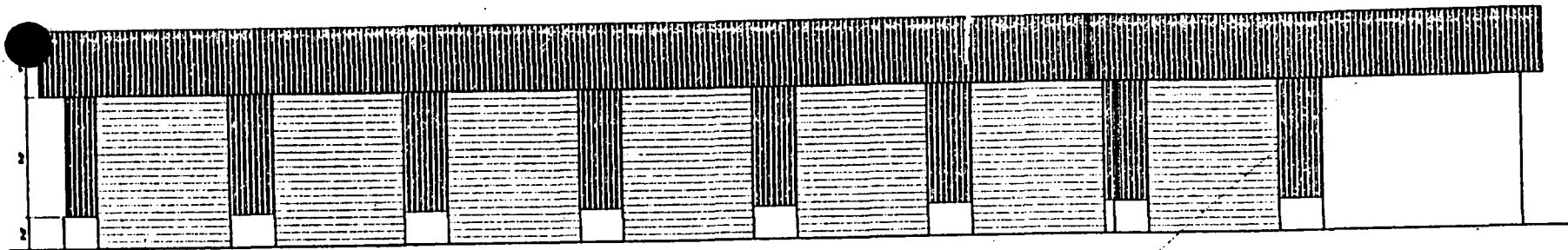
FLIGHT PLAN	
ORIGIN	AS GROUND
DEST	LA
ALT	10000
TYPE	UNSPECIFIED
PAGE 11	
A-2	
8 OF 8	



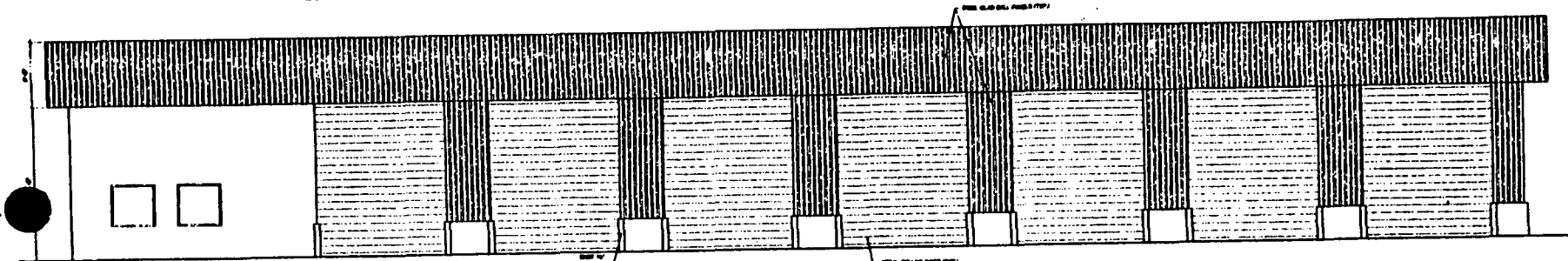
**FLOORPLAN**



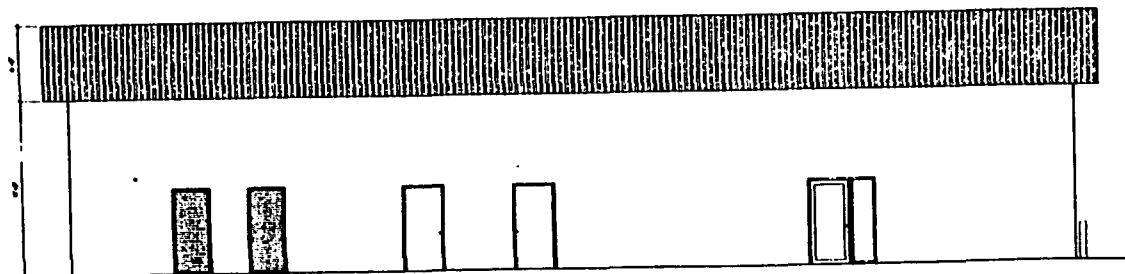
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NO.	DATE	REVISION

CONTRACT NO.

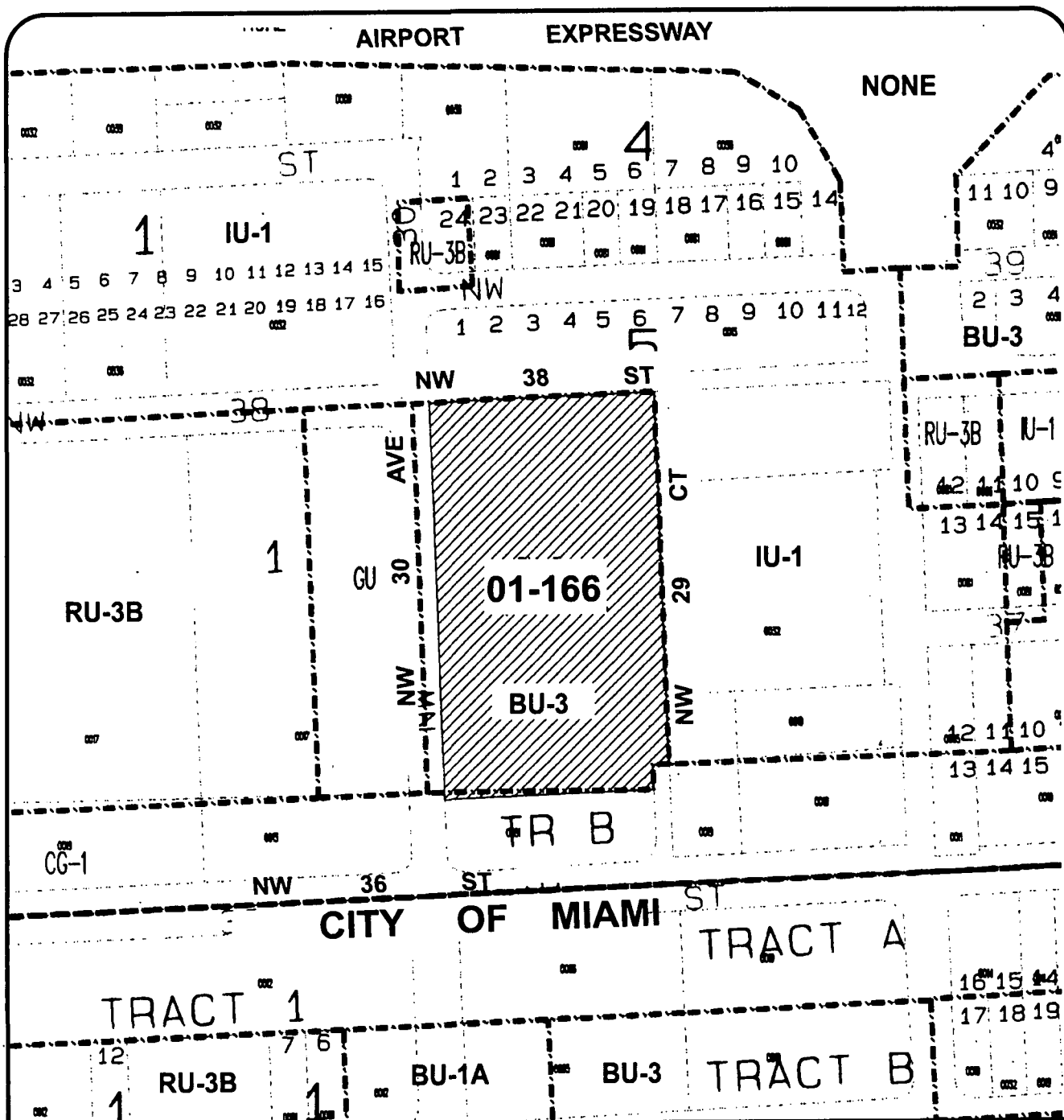
PROJECT: AD-BILT PLANS  
 DRAWING: AD-BILT PLANS  
 DATE: 10/10/00  
 BY: [Signature]

GEORGE BALLI/ALA  
 ARCHITECT  
 1300 CORP. DR. #1 SUITE 101  
 TAMPA, FL 33606  
 (813) 486-1000



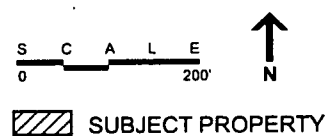
DATE: 10/10/00  
 BY: [Signature]

SHEET:  
 A-3  
 8 OF 8



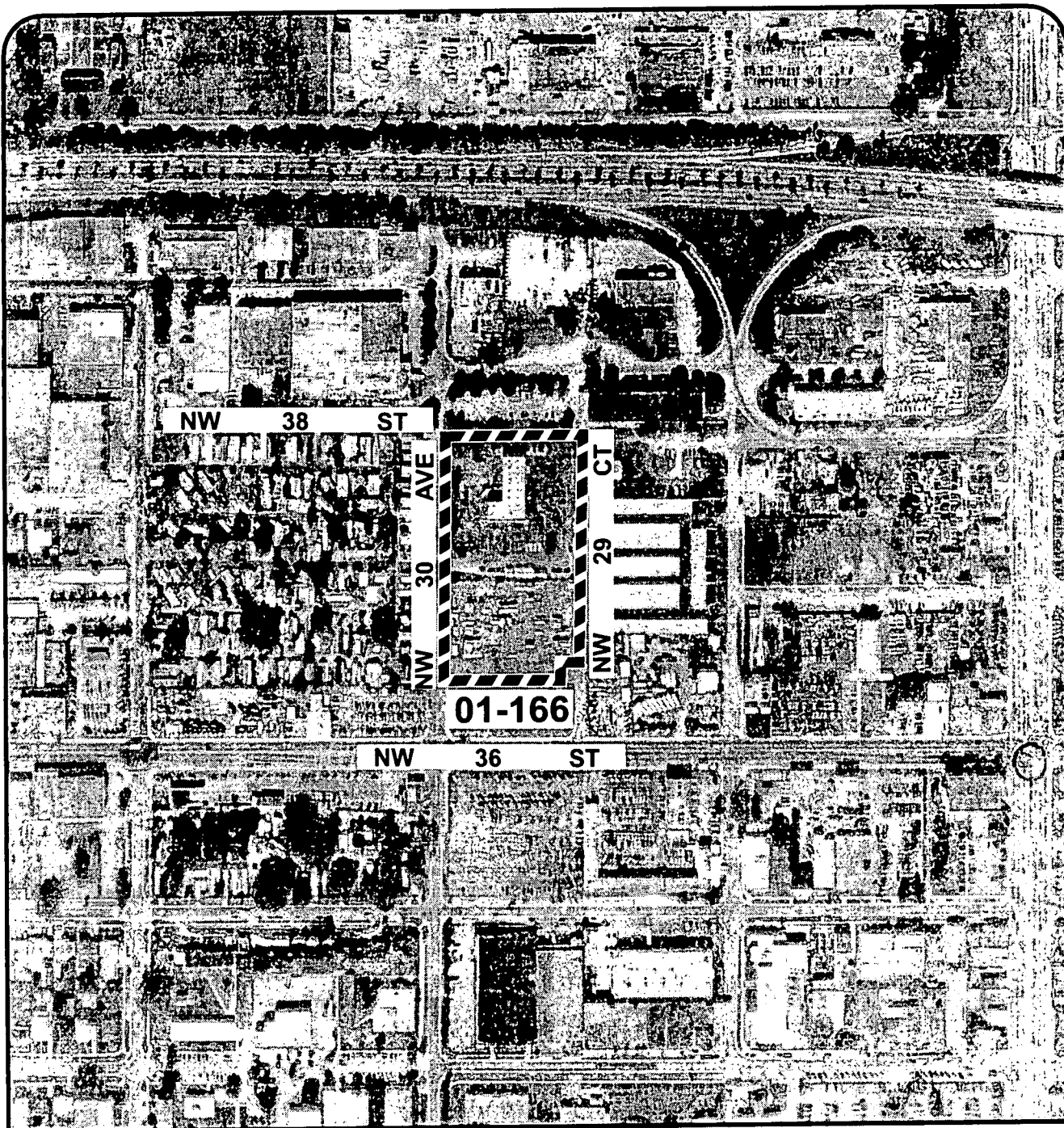
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 21 Township: 53 Range: 41  
 Process Number: 01000166  
 Applicant: PRECISION BODY & EQUIPMENT  
 District Number: 07  
 Zoning Board: C08  
 Drafter ID: ALFREDO  
 Scale: 1: 200'



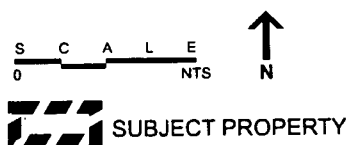
SUBJECT PROPERTY





**MIAMI-DADE COUNTY  
AERIAL**

Section: 21 Township: 53 Range: 41  
Process Number: 01000166  
Applicant: PRECISION BODY & EQUIPMENT  
District Number: 07  
Zoning Board: C08  
Drafter ID: ALFREDO  
Scale: NTS



**2. PRECISION BODY & EQUIPMENT CORP.**  
**(Applicant)**

**01-12-CZ8-2 (01-166)**  
**Area 8/District 7**  
**Hearing Date: 12/4/01**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If yes, who are the interested parties?: CCAL Corp.

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1984	Southern Bell Telephone	Zone change from GU to IU-1.	BCC	Approved
1988	Southern Bell Telephone	- Zone change from IU-1 to BU-3 - Variance of 6' high wall within side street setbacks.	BCC	Approved w/cond.
1990	Southern Bell Telephone	- Rescind and revoke non-use variance of height. - Release declaration of restrictions.	ZAB	Approved w/cond.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO MELROSE

## ENFORCEMENT HISTORY

Precision Body and Equipment Corp.

**APPLICANT**

3755 NW 30 Avenue

**ADDRESS**

12/04/01

**DATE**

01-166

**HEARING NUMBER**

## CURRENT ENFORCEMENT HISTORY:

**Case No. 200113000138**

**January 24, 2001** – A warning notice was issued to Precision Body and Equipment Corp. and to the property owner for outside storage of containers. The compliance date was February 24, 2001.

**March 27, 2001** – A reinspection of the property revealed no compliance. Ticket No. 788996 and 788997 were issued to the tenant and property owner, respectively. Both tickets were appealed.

**May 7, 2001** – Zoning hearing application was filed by Precision Body and Equipment Corp.

**September 26, 2001** – Neither tenant or property owner appeared for Code Enforcement Hearing. The hearing officer ruled guilty on both tickets.

**Further enforcement pending outcome of zoning hearing. Neither ticket has been paid. Amount owed is \$585.00**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

**APPLICANT:** Precision Body & Equipment Corp.

**PH:** Z01-166 (01-12-CZ8-2)

**SECTION:** 21-53-41

**DATE:** December 4, 2001

**COMMISSION DISTRICT:** 7

**ITEM NO.:** 2

=====

**A. INTRODUCTION**

o **REQUESTS:**

- (1) BU-3 to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a truck body repair shop spaced less than the required 500' from a residentially zoned district to the west.
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS requiring all manufacturing, rebuilding, storing or renovating operations in the IU district to be confined and completely enclosed within a masonry wall not less than 6' in height; to waive same to permit outdoor storage of truck mounted cargo boxes enclosed by a 6' high chain link fence in lieu of the required wall, and to permit storage above the height of the fence (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 30 parking spaces (44 required).
- (6) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 33 lot trees (56 required), 9 street trees (15 required), 420 shrubs (710 shrubs required) and a maximum lawn area of 93,844 sq. ft. (3,934.44 sq. ft. permitted).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to change the zoning on the subject property from BU-3, Liberal Business District, to IU-1, Light Industrial District, and to submit plans for the industrial development of the site. The requests will also allow a truck body repair shop located closer than permitted to a residentially zoned district to the west, outdoor storage of truck mounted cargo boxes within a 6' high chain link fence



in lieu of the required 6' high masonry wall and above the height of the chain link fence, fewer parking spaces than required, fewer trees and shrubs than required, and a larger lawn area than permitted.

o **LOCATION:**

3755 N.W. 30 Avenue, Miami-Dade County, Florida.

o **SIZE:** 3.718 acres.

o **IMPACT:**

The industrial rezoning of the property and site plan submitted will allow the applicant to operate a truck body and equipment repair shop and outdoor storage of truck mounted cargo boxes on the subject site. The requests will bring additional traffic and noise into the area, however, public services will remain within acceptable levels. The non-use variance requests will be intrusive to the surrounding area.

**B. ZONING HEARINGS HISTORY:**

In 1984, the Board of County Commissioners (BCC) rezoned this property from GU, Interim District, to IU-1, Industrial, Light Industrial District. In 1988, the BCC rezoned this site from IU-1 to BU-3, Liberal Business District, and allowed a 6' high wall within the side setback area. In 1990, the Zoning Appeals Board (ZAB) rescinded and revoked the aforementioned 1988 non-use variance request.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **industrial and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-3; abandoned outdoor flea market	Industrial and Office
<u>Surrounding Properties:</u>	
NORTH: IU-1; truck sales & repair	Industrial and Office
SOUTH: City of Miami; used car sales	Business and Office

EAST:	IU-1; mini-warehouse facility	Industrial and Office
WEST:	GU; mobile home park	Industrial and Office

This area north of the City of Miami along NW 36 Street is characterized with new and used automobile sales, truck sales, automotive repair businesses and the like. There is an older mobile home park located west of the subject site.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable
Access:	Acceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Unacceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public

facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

**H. ANALYSIS:**

The site plan submitted by the applicant depicts the development of the northerly portion of the site with a truck body and repair shop and the southerly portion of the property would remain as open area. The truck body repair bays and offices would be located

within the existing building on the site. Parking spaces and a storage area would be located to the south of the existing building. Access to the northerly portion of the site would be provided from NW 30 Avenue. There is an existing 6' high chain link fence along the north, east, and west perimeters of the site and a 6' high chain link fence separates the northerly portion of the site from the southerly portion of the site. Other than an open area, the plans do not indicate the future use of the southerly portion of the property.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department objects** to request #5 as stated in their memorandum. The Northside District of the Miami-Dade Police Department serves this area. In September 2001, that District had an average emergency response time of 4.3 minutes.

This application will rezone the subject property to IU-1 and will allow the northerly portion of the site to be utilized for a truck body and equipment repair shop and the outdoor storage of truck mounted cargo boxes. IU-1 zoning and the proposed uses are **consistent** with the Industrial and Office designation of the Master Plan. Although staff is not opposed to the proposed use, the non-use variances requested are excessive and would be **incompatible** with the surrounding area. Further, the non-use variance requests do not maintain the basic intent and purpose of the zoning code. As previously mentioned, the plans depict that the southerly portion of this site (a 231' x 310' parcel) would be utilized as an open area. Approval of said plans would preclude the development of any structure or building on that portion of the site without prior approval at a public hearing. Allowing the outdoor storage of truck mounted storage boxes within an area enclosed with a 6' high chain link fence in lieu of the required 6' high masonry wall and also to allow said storage above the height of the fence would be visually and aurally intrusive to the surrounding area, and specifically to the mobile home park to the west. The deficiency of landscaping (lot trees, street trees, and shrubs) would not sufficiently buffer the proposed use from the surrounding area and would further contribute to the intrusiveness of the proposed use to this neighborhood. Allowing fewer parking spaces than required could lead to the overflow parking of vehicles on this neighborhoods' swales, rights-of-way, and properties under different ownership, which would be detrimental to same.

Staff supports the rezoning to IU-1 and the special exception for site plan approval since said requests would be consistent with the CDMP and compatible with the IU-1 zoning to the north and east. In addition, said rezoning would allow uses similar to other industrial uses in the area. Staff supports the special exception of spacing requirements; however, would require that the applicant provide the code required 6 ft. high masonry wall along the west portion of the property where the use abuts the mobile home community.

The aforementioned wall would provide a buffer from the visual and aural impact which the use would have on this community. Staff does not support the outdoor storage above the height of the wall because of the detrimental visual impact that it would have on the neighboring parcels. Additionally, staff is not supportive of the parking and landscaping variances and notes that the site has adequate space to provide same. In staff's opinion, this is new development and the applicant should comply with the aforementioned which would result in a more desirable and less intrusive development. Staff is of the opinion that the approval of the zone change, the approval with conditions of the two special exception requests, the partial approval with conditions of the waiver of the required wall; and the denial without prejudice of the balance would permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

I. **RECOMMENDATION:**


Approval of request #1; approval with conditions of requests #2 and 3; partial approval with conditions of request #4 to permit outdoor storage of truck mounted cargo boxes enclosed within a 6 ft. high chain link fence in lieu of the required wall along the north, south and east property lines only; and denial without prejudice of the balance.

**CONDITIONS:**

1. That the site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "As Built Plans Stefan Lund 3755 N.W. 30 Av., Miami, FL 33142," as prepared by Giorgio Balli, A.I.A., dated signed and sealed 7/9/01 and consisting of 2 sheets and landscaping plans entitled "Precision Auto Stefan Lund 3755 N.W. 30 Avenue, Miami, FL," as prepared by Neitzel Design Group, dated 7/23/01 and consisting of 2 sheets. Except as modified herein to provide the required landscaping and the required wall along the west side of the subject property.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

5. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the applicant comply with all the conditions and requirements of the Public Works Department.
7. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).
8. That there shall be no outside storage above the height of the fence/wall.
9. That the required 6 ft. high masonry wall be installed on the west side of the property. Said wall shall meet all code required setbacks and safe site distance triangle requirements.
10. That all temporary structures on the portion of the property indicated for open storage area be removed within 90 days of final approval of this application.
11. That the outside storage be limited only to the areas shown on the site plan. Said areas shall be the 56 ft. x 6 ft. storage area to be located along the east side of the property and the 46 ft. x 5 ft. storage area to be located to the north of the portion of the property designated as open area.
12. That all the required landscaping be provided.

DATE INSPECTED: 11/05/01  
DATE TYPED: 11/17/01  
DATE REVISED: 11/29/01  
DATE FINALIZED: 11/29/01  
DO'QW:AJT:MTF:TJDR

  
\_\_\_\_\_  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM

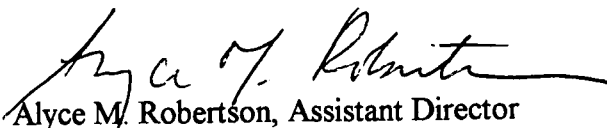


TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: June 7, 2001

c-8

SUBJECT: #Z2001000166  
Precision Body & Equipment  
3755 NW 30<sup>th</sup> Avenue  
DBC from BU-3 to IU-1, SE for Site  
Plan Approval and Companion NUV's  
(3.718 Ac.) 21-53-41

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is an 8-inch gravity main located approximately 500 feet from the property. Pursuant to the request the subject property is within feasible distance for connection to the public sanitary sewer system as defined in Section 24-3 of the Code. Furthermore, Section 24-13(6) of the Code requires that non-residential land uses shall be served by public water and by public sanitary sewers. Additionally, pursuant to the provisions of Section 24-13(6) of the Code the owner of the property has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County, committing to connection to the public sanitary sewer system. Therefore, DERM may approve the request and it may be scheduled for public hearing.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

An on-site inspection revealed the presence of three specimen-sized (trunk diameter  $\geq 18"$ ) Ficus aurea trees. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees. //



whenever reasonably possible, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The specimen-sized trees do not appear to be impacted by the development. Therefore, this office has no objection to the approval of this application.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z  
Maria T. Fojo, Zoning Evaluation-P&Z  
Greg Adkins, Planning Division-P&Z  
Lynn Talleda, Zoning Hearings- P&Z

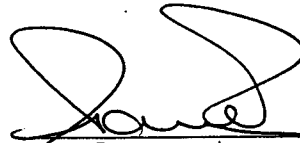
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Precision Body & Equipment Corp.

This Department objects to this application.

This Department objects to the variance to permit 30 parking spaces (44 parking spaces required).

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.L.S.

NOV. 13 2001

Date

**DISCLOSURE OF INTEREST\***

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Precision Body & Equipment Corp.

**CORPORATION NAME****NAME ADDRESS AND OFFICE****Percentage of Stock**

William H. Hicks

100%

3755 N. W. 30th Avenue

Miami, FL 33142

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**TRUST NAME****NAME AND ADDRESS****Percentage of Interest**

## Page 2

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAMENAME AND ADDRESSPercentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAMENAME, ADDRESS AND OFFICE (if applicable)Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

## Page 3

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: William M. Hecker

(Applicant) Precision Body & Equipment Corp.

Sworn to and subscribed before me,

this 27th day of September, 2001

Norris R. Sandals

Notary Public, State of Florida at Large

My Commission Expires: May 9th 2003



(SEAL)

Norris R. Sandals  
Commission # OC 829630  
Expires May 9, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CCAL CORP

CORPORATION NAME

NAME, ADDRESS AND OFFICEPercentage of StockFrank ALONSO49%ALBERTO LOPEZ51%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAMENAME AND ADDRESSPercentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

## Page 3

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.


For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

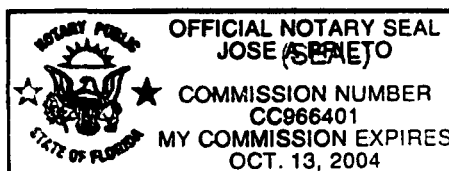
Signature: E. Alfonso

(Applicant) CCAL Corp V.P

Sworn to and subscribed before me,

this 8 day of August, 2001

[Signature]  
Notary Public, State of Florida at Large



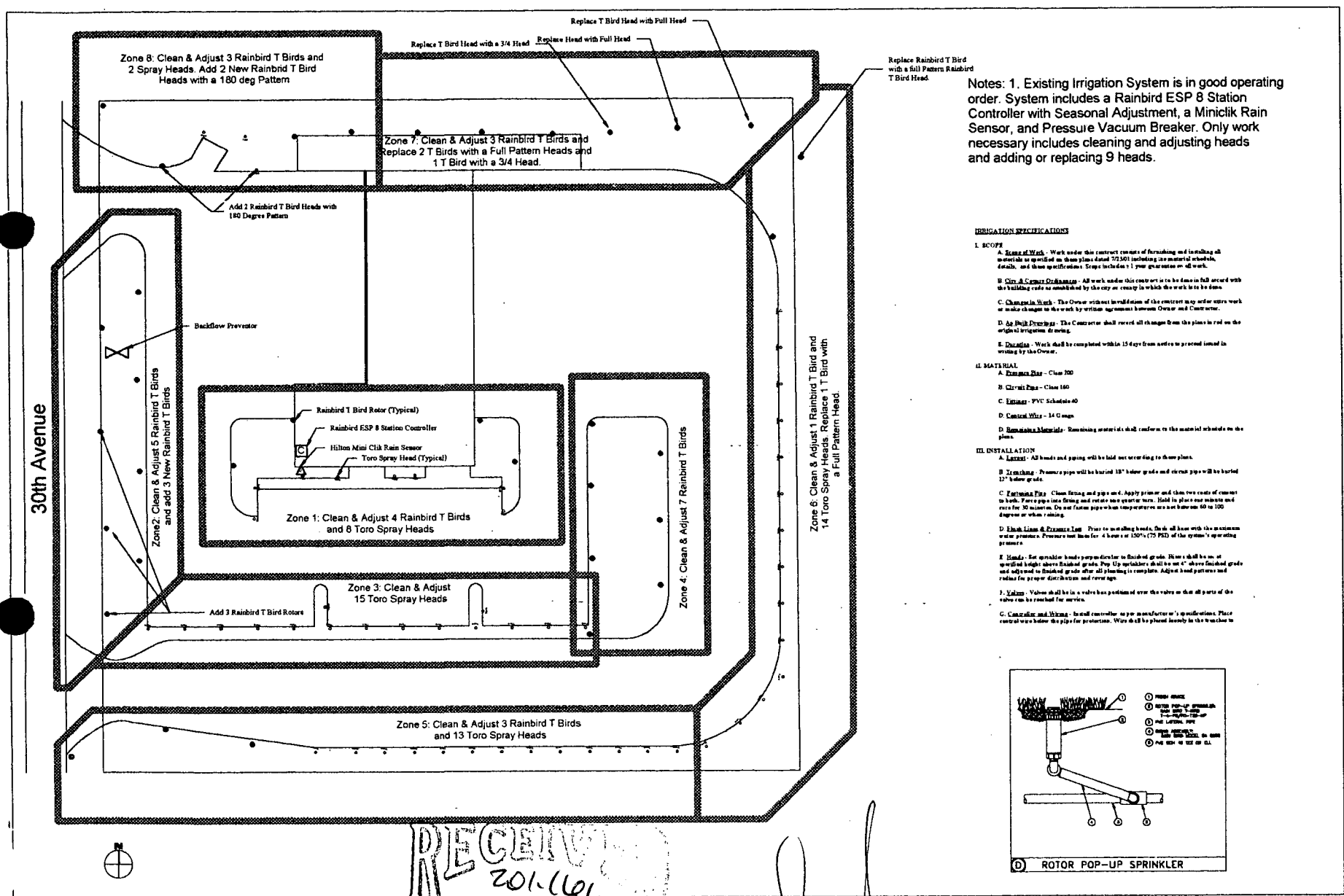
My Commission Expires:

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





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Notes: 1. Existing Irrigation System is in good operating order. System includes a Rainbird ESP 8 Station Controller with Seasonal Adjustment, a Miniclik Rain Sensor, and Pressure Vacuum Breaker. Only work necessary includes cleaning and adjusting heads and adding or replacing 9 heads.

**IRRIGATION SPECIFICATIONS**

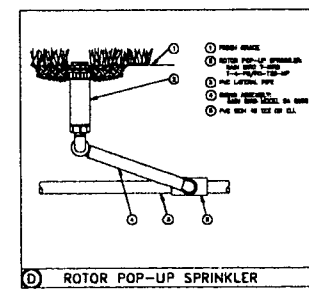
- I. SCOPE**
- A. Scope of Work:** Work under this contract consists of furnishing and installing all materials as specified on these plans (total 72,500) including an material schedule, details, and these specifications. Scope includes: 1 year guarantee on all work.
  - B. City & County Ordinances:** All work under this contract is to be done in full accord with the building code as established by the city or county in which the work is to be done.
  - C. Changes in Work:** The Owner without invalidation of the contract may order extra work or make changes to the work by written agreement between Owner and Contractor.
  - D. As Built Drawings:** The Contractor shall record all changes from the plans in red on the original drawings during.
  - E. Duration:** Work shall be completed within 15 days from notice to proceed issued in writing by the Owner.

**II. MATERIAL**

- A. Rainbird Rotors:** Class 200
- B. Rainbird Rotors:** Class 180
- C. Fittings:** PVC Schedule 40
- D. Control Wire:** 14 Gauge
- E. Rainbird Materials:** Rainbird materials shall conform to the material schedule on the plans.

**III. INSTALLATION**

- A. Layout:** All heads and piping will be laid out according to these plans.
- B. Excavating:** Pressure pipe will be buried 18" below grade and riser pipe will be buried 12" below grade.
- C. Fittings:** Clean fitting and pipe end. Apply primer and then two coats of cement to both. Force pipe into fitting and rotate one quarter turn. Hold in place one minute and cure for 30 minutes. Do not fasten pipe when temperatures are not above 60 to 100 degrees or when raining.
- D. Head Line & Pressure Line:** Prior to installing heads, check all lines with the maximum water pressure. Pressure test lines for 4 hours at 150% (75 PSI) of the system's operating pressure.
- E. Heads:** Set sprinkler heads perpendicular to finished grade. Heads shall be set at specified height above finished grade. Pop Up sprinklers shall be set 4" above finished grade and adjusted to finished grade after all plumbing is complete. Adjust head patterns and radius for proper distribution and coverage.
- F. Valves:** Valves shall be in a valve box positioned over the valve so that all parts of the valve can be reached for service.
- G. Controller and Wiring:** Install controller as per manufacturer's specifications. Place controller below the pipe for protection. Wire shall be placed loosely in the trenches as



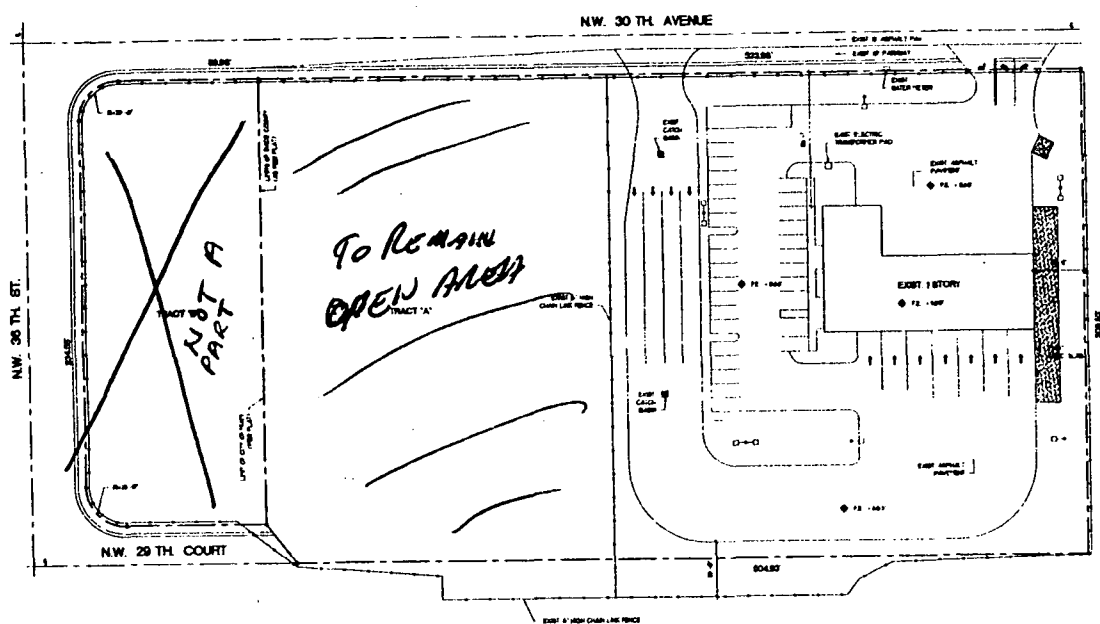
**RECEIVED**  
201-166  
AUG 03 2001  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY *me*

Revisions:


**Precision Auto**  
Stefan Lund  
3755 NW 30th Ave;  
Miami, FL

LANDSCAPE ARCHITECTURE  
LAND & ENVIRONMENTAL PLANNING  
PO Box 5040, South Beach, FL 33580-5040  
Phone: 305 477-6975 Fax: 305 477-6975  
**Netzel Design Group**

**IRRIGATION PLAN**  
SCALE 1" = 20'-0"  
DRAWN SFN  
JOB PA-01-04  
DATE 7/23/2001  
**SHEET:**  
**L-2**  
2 of 2



LEGAL DESCRIPTION

TRACT 1A AND B OF HIGHLAND AVENUE ACCORDING TO THE PLAT  
HEREOF AS RECORDED IN PLAT BOOK 11 AT PAGE 11 OF THE PUBLIC  
RECORDS OF DADE COUNTY, FLORIDA

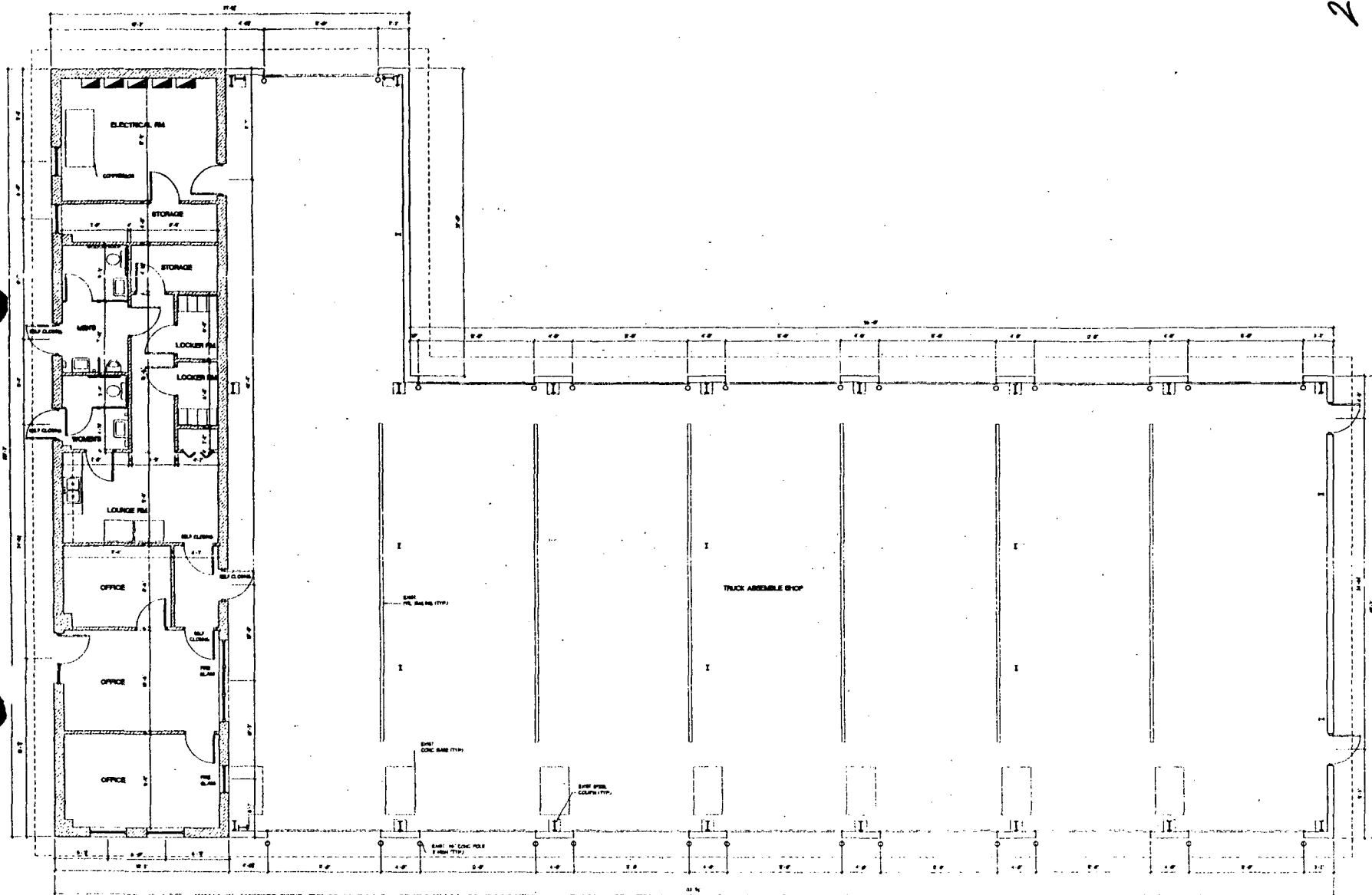
PLAT BOOK 11  
PAGE 11  
DADE COUNTY  
FLORIDA

SITEPLAN  
SCALE 1/4" = 1'-0"

01-1060

PROJECT:		AS-BUILT PLANS	
OWNER:		STEPHAN LUND	
ADDRESS:		2300 NW 30th Ave, Miami, FL 33142	
PROJECT:		ARCHITECT	
OWNER:		GORGIO BALLI ALIA	
ADDRESS:		3300 CORAL WAY, #5 MIAMI, FL 33145	
PHONE:		(305) 565-9566	
DATE:		11/1/01	
SCALE:		1/4" = 1'-0"	
SHEET:		A-1	
TOTAL SHEETS:		1 OF 2	

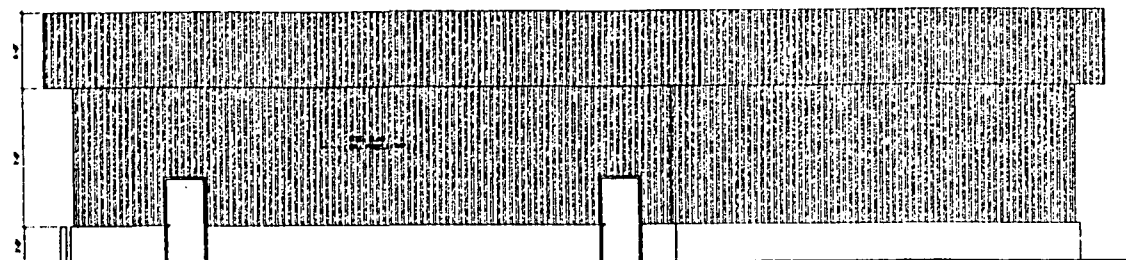
23



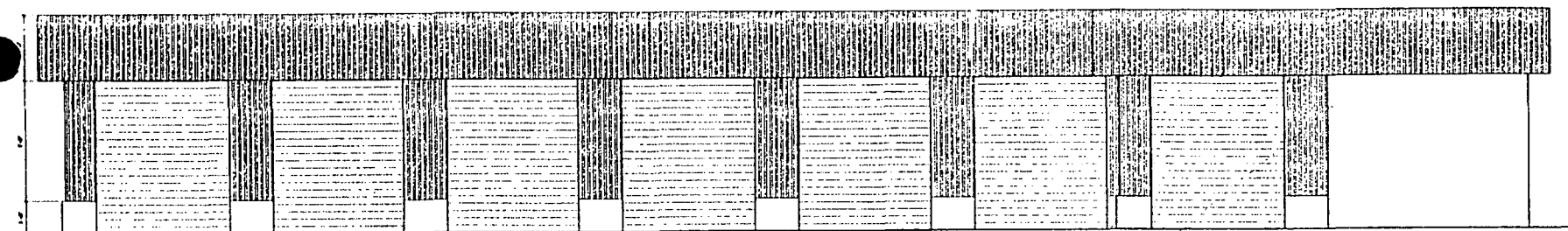
FLOORPLAN  
SCALE 1/8" = 1'-0"

REVISIONS:	
NO.	DATE
CONSTRUCTION:	
PROJECT:	
AS-BUILT PLANS	
STEWART LAND	
ADDRESS: 5700 AND 50 AVE. N.W., AL. 36404	
PROJECT:	DATE: 11/14/15
DESIGNER:	SCALE: 1/8" = 1'-0"
GIORGIO BALLI AIA ARCHITECT 3330 CORAL WAY, SUITE 100, ALBUQUERQUE, NM 87110 (505) 261-4500	
FLOORPLAN SHEET: <b>A-2</b> 2 OF 3	

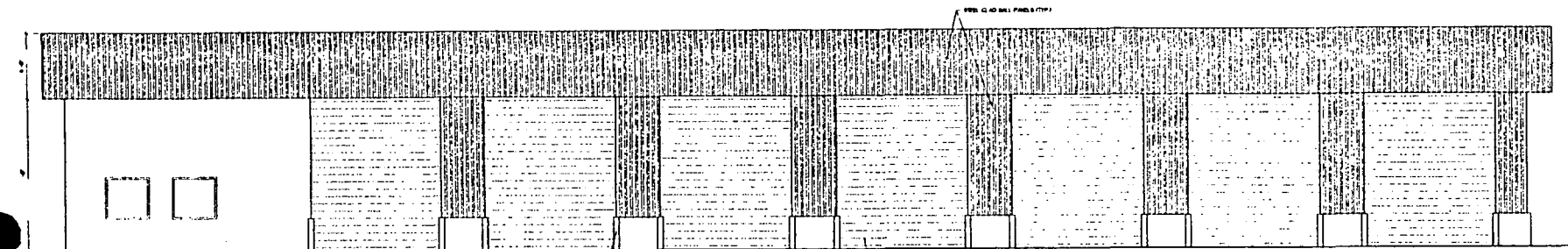
24



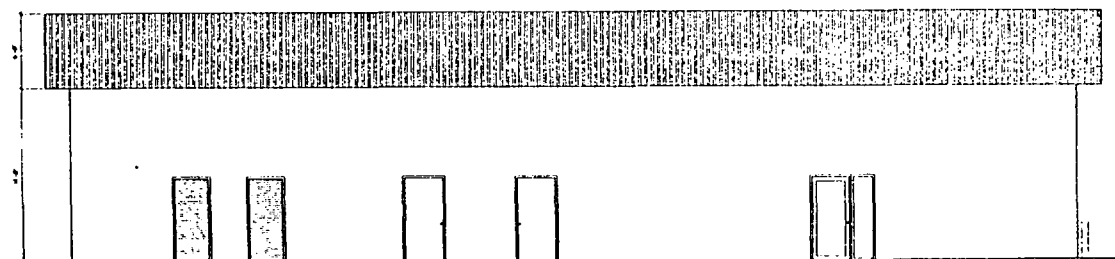
NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

REVISION	DATE	BY	CHK

CONSTRUCTION

PROJECT: A3-BUILT PLANS  
OWNER: STANLEY LIND  
3700 100th St, Miami, FL 33182

PROJECT: A3-BUILT PLANS  
OWNER: STANLEY LIND  
3700 100th St, Miami, FL 33182

PROJECT: A3-BUILT PLANS  
OWNER: STANLEY LIND  
3700 100th St, Miami, FL 33182

PROJECT: A3-BUILT PLANS  
OWNER: STANLEY LIND  
3700 100th St, Miami, FL 33182

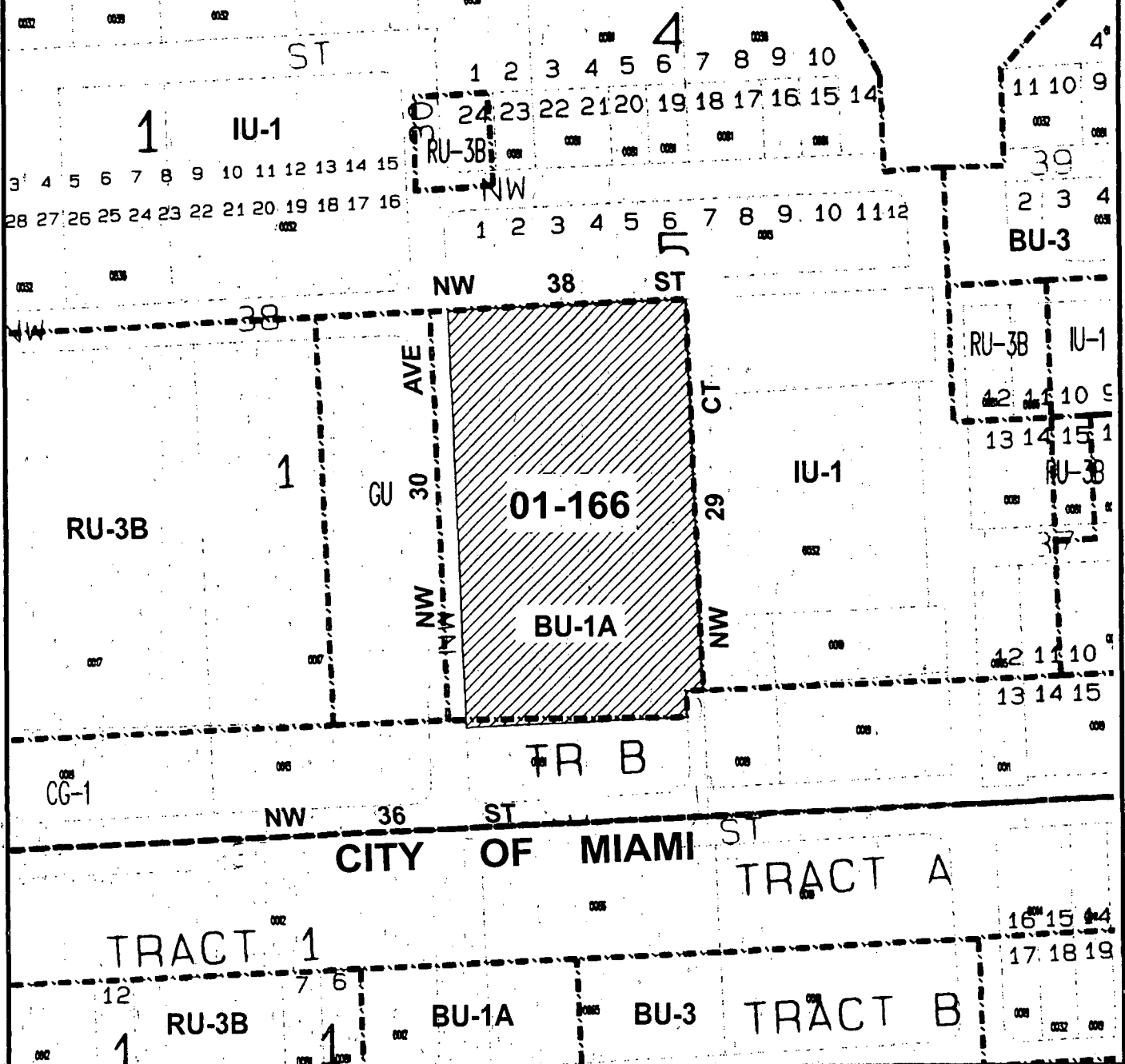
PROJECT: A3-BUILT PLANS  
OWNER: STANLEY LIND  
3700 100th St, Miami, FL 33182

PROJECT: A3-BUILT PLANS  
OWNER: STANLEY LIND  
3700 100th St, Miami, FL 33182

AIRPORT

EXPRESSWAY

NONE



# MIAMI-DADE COUNTY HEARING MAP

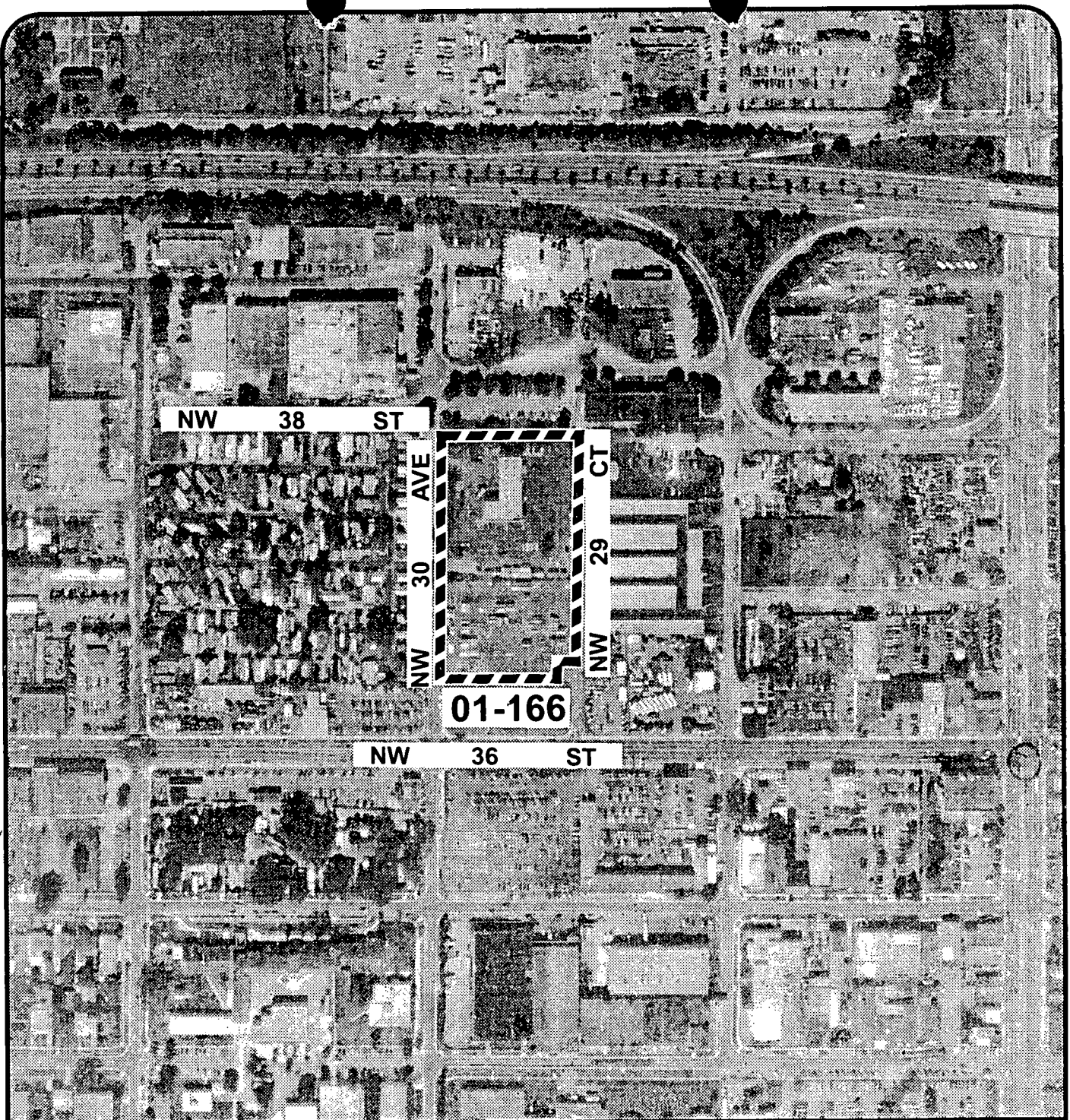
Section: 21 Township: 53 Range: 41  
 Process Number: 01000166  
 Applicant: PRECISION BODY & EQUIPMENT  
 District Number: 07  
 Zoning Board: C08  
 Drafter ID: ALFREDO  
 Scale: 1: 200'

S C A L E  
 0 200'



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY  
AERIAL**

Section: 21 Township: 53 Range: 41  
Process Number: 01000166  
Applicant: PRECISION BODY & EQUIPMENT  
District Number: 07  
Zoning Board: C08  
Drafter ID: ALFREDO  
Scale: NTS

S C A L E  
0 NTS



**SUBJECT PROPERTY**





## MEMORANDUM

**TO:** Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

**FROM:** *[Signature]*  
Danny Alvarez, Director  
Miami-Dade Transit *br*

**DATE:** October 25, 2001

**SUBJECT:** FY02 Blanket  
Concurrency Approval  
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approve concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2001 to September 30, 2002, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: A. Rodriguez  
M. G. Garcia





# MEMORANDUM

ST 07.17A MIAMI-DADE COUNTY, FLA. MAY 1999

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

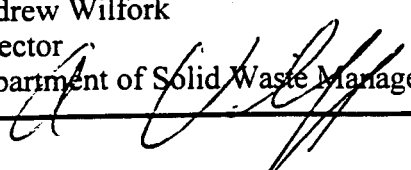


# MEMORANDUM

TO: Guillermo E. Olmedillo  
Director  
Department of Planning and Zoning

DATE: September 22, 2000  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management



The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

## Attachment

cc: Steve Spratt, Senior Assistant to the County Manager  
Jim Bostic, Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM  
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	86,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
TOTAL @ 1.69M	870,000	86,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
TOTAL @ 1.69M	870,000	86,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ashfill Capacity **	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (re less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,505,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

\*Ashfill capacity includes cell 17-20; cells 19-20 have not been constructed.  
\*\*South Dade includes cells 3, 4 and 5; cell 5 has not been constructed. Once ashfill capacity is used up, ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.  
\*\*\*North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted, trash is exported.  
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999.

## MEMORANDUM

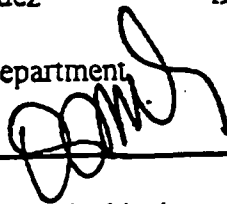
**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** September 5, 2001

**FROM:** Vivian Donnell Rodriguez  
Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

WHS



This memorandum updates the blanket concurrency approval memo of July 20, 2000. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Dr. Barbara Falsey, Chief, Planning and Research Division, PARD

AS PER HELEN BROWN: EXP. DATE ON THIS MEMO

IS 7-20-02

W

## 2001 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	59,261	513,718	1,412.70	1,198.25	702.34	85.32	1,985.91	573.21	1.405
2	495,397	56,175	551,572	1,516.82	1,598.06	508.33	139.79	2,246.18	729.36	1.480
3	136,815	17,315	154,130	423.86	578.93	177.20	6.90	763.03	339.17	1.800
=====										
TOT: 1,086,669		132,751	1,219,420	3,353.38	3,375.24	1,387.87	232.01	4,995.12	1,641.74	1.561



## MEMORANDUM

TO: Guillermo E. Olmedillo  
Director  
Department of Planning and Zoning

DATE: September 22, 2000  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager  
Jim Bostic, Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM  
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	825,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	294,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
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RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 4.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (e less 4 m tons)
Year					
Base Capacity		3,150,000	9,148,000	3,943,000	4,748,000
2000		3,003,000	8,825,000	3,671,000	4,425,000
2001		2,865,000	8,595,000	3,407,000	4,195,000
2002		2,727,000	8,365,000	3,143,000	3,965,000
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2005		2,313,000	7,675,000	2,051,000	3,275,000
2006		2,175,000	7,445,000	1,687,000	3,045,000
2007		2,037,000	7,215,000	1,323,000	2,815,000
2008		1,899,000	6,985,000	959,000	2,585,000
2009		1,761,000	6,755,000	595,000	2,355,000
2010		1,623,000	6,525,000	231,000	2,125,000
2011		1,485,000	6,295,000	0	1,895,000
2012		1,347,000	6,065,000	0	1,665,000
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2022		0	3,732,000	0	-668,000
2023		0	3,364,000	0	-1,036,000
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2025		0	2,628,000	0	-1,772,000
2026		0	2,260,000	0	-2,140,000
2027		0	1,892,000	0	-2,508,000
2028		0	1,524,000	0	-2,876,000
2029		0	1,156,000	0	-3,244,000
2030		0	788,000	0	-3,612,000
2031		0	420,000	0	-3,980,000
2032		0	52,000	0	-4,348,000
2033		0	-316,000	0	-4,716,000
2034		0	-684,000	0	-5,084,000
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2036		0	-1,420,000	0	-5,820,000
2037		0	-1,788,000	0	-6,188,000
2038		0	-2,156,000	0	-6,556,000
2039		0	-2,524,000	0	-6,924,000

Total Remaining Years

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\*Ashfill capacity includes cell 17-20; cells 19-20 have not been constructed  
 \*\*South Dade includes cells 3, 4 and 5; cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover  
 \*\*\*North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported  
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999

MEMORANDUM

Helen  
B.

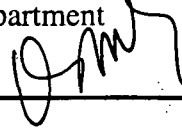
**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** September 18, 2003

**FROM:** Vivian Donnell Rodriguez, Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

18



This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD



## 2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOTAL	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



## MEMORANDUM

**TO:** Diane O'Quinn Williams  
Director  
Department of Planning and Zoning  
*[Signature]*  
**FROM:** Roosevelt Bradley, Director  
Miami Dade Transit

**DATE:** October 14, 2003

**SUBJECT:** FY04 Blanket  
Concurrency Approval  
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

**CC:** Aurelio Rodriguez, P.E.  
Mario G. Garcia

**RECEIVED**

OCT 21 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 4:11  
MIAMI-DADE COUNTY  
PLANNING & ZONING  
RECEIVED



## MEMORANDUM

*Original to Helen Brown  
cy to Al Jones*

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

DATE: September 12, 2003  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager  
Victoria Garland, Acting Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM  
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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PLANNING & ZONING DEPARTMENT  
COUNTY OF MIAMI-DADE

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R. R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	804,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY		GARBAGE		TRASH		TIRES		TOTAL							
* TOTAL @ 1.84M		853,000		69,000		14,000		936,000 (91% Garbage; 9% Trash, includes Tires)							
				270,000				270,000 (RTI)							
** TOTAL @ 1.72M		853,000		69,000		14,000		936,000 (91% Garbage; 9% Trash, includes Tires)							
				270,000				270,000 (RTI)							
*** TOTAL @ 1.71M		853,000		69,000		14,000		936,000 (91% Garbage; 9% Trash, includes Tires)							
				270,000				270,000 (RTI)							
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE 54.3%		897,000													
TRASH 44.4%		816,000													
SPECIAL (includes Tires) 1.3%		24,000													
TOTAL		1,837,000													

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

\* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

\*\* South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



# MEMORANDUM

STANDARD MEMORANDUM

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser